



A charming Victorian bay-fronted terraced home, set along a popular tree-lined road to the west of the town centre and conveniently positioned for both Reading mainline station and Reading West station. The property is also ideally located for local parks and local schools, making it an appealing choice for families and professionals seeking a well-connected address. Beautifully presented throughout, the home retains a number of period features, including fireplaces and exposed floorboards, which combine effortlessly with sympathetic improvements made by the current owners. The result is a characterful yet comfortable home that is ready to move straight into. The ground floor offers two separate reception rooms, both enjoying attractive original features and providing flexible living and entertaining space. To the rear, the kitchen-breakfast room is well equipped and forms the heart of the home, with double doors opening directly onto the garden. Upstairs, there are three well-proportioned bedrooms served by a first-floor bathroom, offering practical accommodation suited to a range of buyers. The rear garden has been designed with low maintenance in mind and is a particular highlight, featuring a generous timber-decked seating area ideal for outdoor dining and entertaining. At the end of the garden is a versatile home office, complete with a shower room and WC, making it perfect for remote working. The property is offered for sale with no onward chain, providing an excellent opportunity for a smooth and straightforward purchase.

Interested? Please contact our sales team to find out more, or to book a viewing.



- 3 Bedrooms
- Separate 1st floor bathroom with shower
- Living and Dining rooms each with fireplaces and exposed floorboards
- Well-equipped kitchen-breakfast room with doors to garden
- Low maintenance garden with home office with shower, WC and wired ethernet connection
- No onward chain





Council tax band C

Council- Reading

Garden and Home office

The garden enjoys a good degree of privacy with walled side boundaries with trellis and fence panels and a timber deck skirts the rear of the house with a shingled area bordered by a shrub bed and timber planters. The decked area leads to the rear of the garden with a further decked area with timber gazebo and mature creeper creating an ideal al fresco dining space. There is a rear gated pedestrian access to a shared passageway with an additional gate opening to Albany Road. In one corner is a superb home office which the vendor has obtained a certificate of lawful use from Reading Borough Council for. The office is insulated and has a wired Ethernet connection and also benefits from a shower and a wc.

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

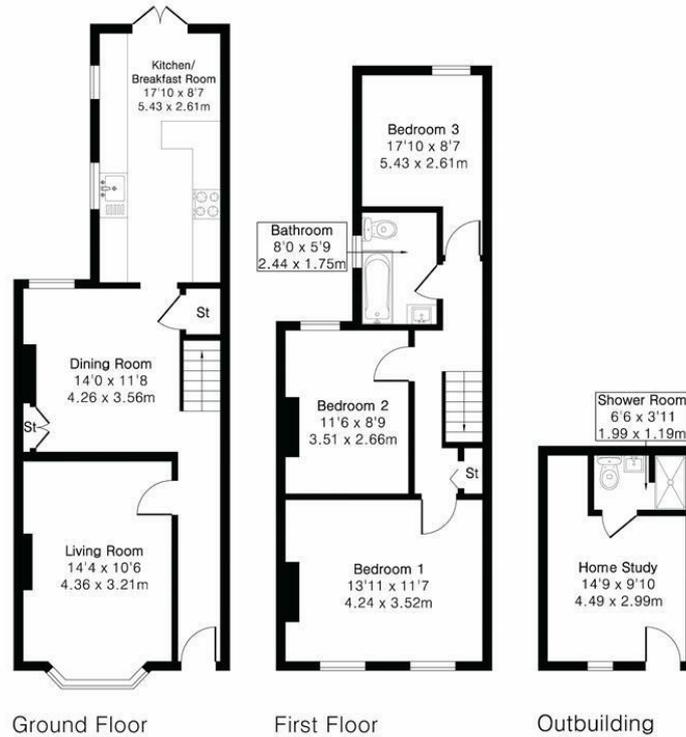
Floorplan

Approximate Gross Internal Area 1023 sq ft - 95 sq m (Excluding Outbuilding)

Ground Floor Area 536 sq ft – 50 sq m

First Floor Area 487 sq ft – 45 sq m

Outbuilding Area 145 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.