



A handsome bay-fronted Victorian terrace, positioned on one of the area's most sought-after residential streets, within easy walking distance of the University campus and Sol Joel Park. Well-maintained and retaining period character, the three-bedroom house retains original features, including fireplaces, exposed floorboards and generous proportions throughout. The ground floor unfolds across two separate reception rooms, with a bright living room leading to a separate dining room, both centred around original fireplaces. To the rear, a spacious kitchen and breakfast room opens through double doors onto a west-facing garden, creating an effortless connection between inside and out. Upstairs, three well-proportioned bedrooms are served by a family bathroom, while the house is offered to the market with no onward chain. The location combines a peaceful residential setting with excellent connectivity. The A329(M) is easily accessible, while frequent bus services provide convenient links to Reading town centre. Earley station is within walking distance, offering services to Reading, London Paddington via the Elizabeth Line, and London Waterloo. Everyday amenities are close at hand, with local shops on Wokingham Road and more extensive retail facilities at Woodley, Lower Earley and Reading town centre. A selection of well-regarded primary and secondary schools is also within easy reach. The street enjoys a strong sense of community, supported by an active residents' association, and was voted Reading's Best Street in 2019.

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

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- 3 Bedrooms
- Living room with bay window and fireplace
- Separate Dining room with fireplace and exposed floorboards
- Well-equipped kitchen-breakfast room with appliances
- 1st floor bathroom; West facing garden
- No onward chain





Council tax band E

Council- RBC

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](http://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"

Garden

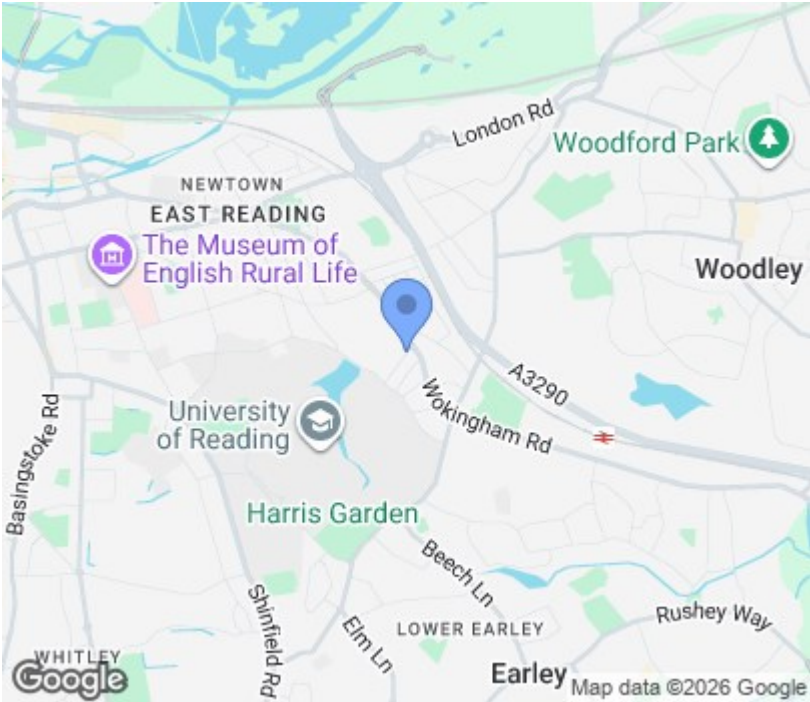
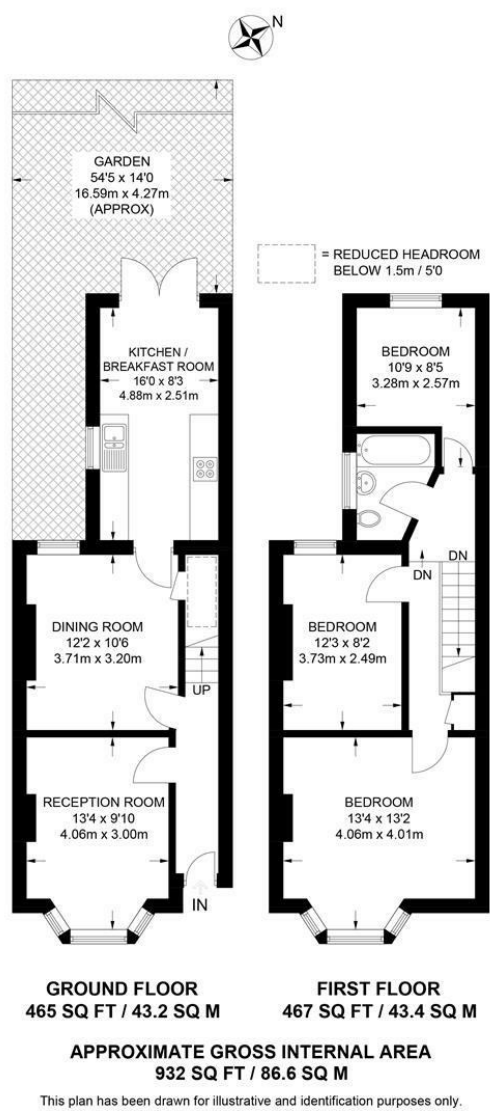
Enjoying a westerly aspect with an area of timber decking leading to a lawned garden with shrub beds and an arch leads to a further area of garden with a useful storage shed.

Agents Note

The neighbours at 6 & 10 have added loft conversions to provide additional bedrooms.



Floorplan



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 88                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 58      |                         |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.