



This attractive Victorian terraced home occupies a prime position within the highly regarded Eldon Square Conservation Area, offering a combination of character, convenience and connectivity. Perfectly placed for modern living, the property is within comfortable walking distance of Reading mainline station, the shops, restaurants and leisure facilities of The Oracle, with the Royal Berkshire Hospital also close by. The location is further enhanced by excellent access to local bus routes, the A329(M) and nearby business parks. The house is well-presented throughout and has been thoughtfully improved while retaining many appealing period features, including original fireplaces and some exposed floorboards. The ground floor offers two reception rooms: a welcoming living room with feature fireplace and a dining room with log-burning stove and French doors opening directly onto the garden. A modern, well-equipped kitchen and contemporary shower room complete the ground floor accommodation. Upstairs, there are two bedrooms with an en suite modern bathroom. This is a well-balanced period home in a sought-after central location, ideal for buyers seeking a home in a central address.

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



- Eldon Square Conservation Area
- 2 Bedroom, en suite bathroom
- Living room with fireplace
- Dining room with log-burning stove & French doors
- Modern fitted kitchen with appliances
- Ground floor shower room; Garden with summer house





Council tax band

Council- RBC

Garden

Enjoying a westerly aspect, the part-walled garden has established shrub beds and a brick paved patio and path leading to an area of timber decking. At the rear of the garden is a timber outbuilding offering the potential for use as a home study or summer house.

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)

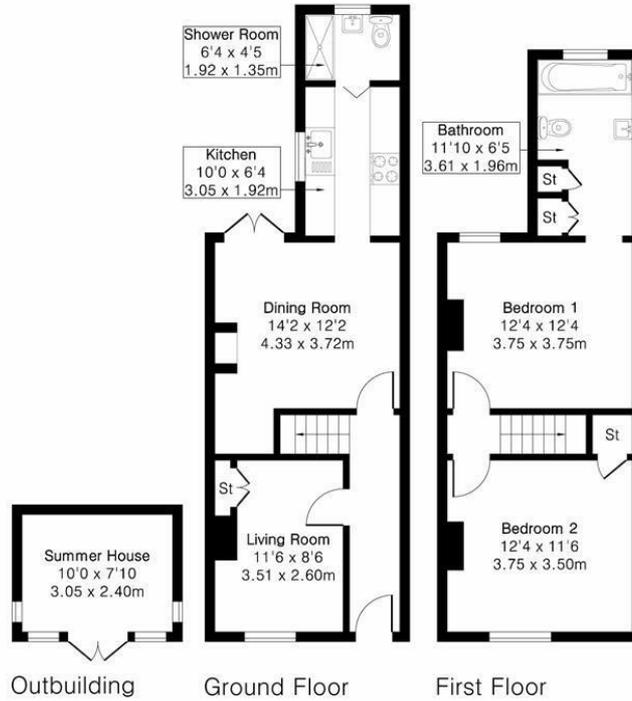
Mobile phone coverage

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 896 sq ft - 83 sq m (Including Outbuilding)

Ground Floor Area 418 sq ft – 39 sq m
 First Floor Area 399 sq ft – 37 sq m
 Outbuilding Area 79 sq ft – 7 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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