



**Eldon Street
Reading, Berkshire RG1 4EA**

Guide Price £300,000

GUIDE PRICE OF £300,000 TO £315,000: Situated within this popular conservation area that offers easy access to Reading mainline station, The Royal Berkshire hospital, Reading University and the Oracle shopping center is this terraced home that boasts an abundance of period charm. The property boasts two reception rooms with stripped wood flooring and two double bedrooms. In addition is a modern kitchen and a good sized bathroom. To the rear there is an easy maintain West facing garden that is ideal for summer entertaining. To appreciate the location and space on offer call now to view.

Eldon Street, Berkshire RG1 4EA

- Eldon Square conservation area location
- Easy access to Reading town centre and mainline station
- Two reception rooms
- Mid terraced period house
- EPC Rating D
- Close to Royal Berkshire Hospital
- Two double bedrooms
- West facing garden
- Quiet residential area
- Council Tax band A

Dining Room

11'6" x 9'9" (3.53 x 2.99)



A welcoming and spacious dining room with polished wooden floor, gas fire, window to the front of the property and door to the living room.

Living Room

9'9" x 9'1" (2.99 x 2.79)



A good sized living room with polished wooden floor, window overlooking the garden, stairs to the first floor, understairs cupboard and door to the kitchen

Kitchen

13'9" x 5'3" (4.21 x 1.62)



Galley style kitchen with tiled floor, plenty of storage units, roll top work surfaces, a large window to the side of the property built in oven and hob, space for a washing machine and fridge freezer, doors to the garden and the bathroom.

Bathroom

5'6" x 7'0" (1.7 x 2.15)



Bright and modern bathroom with tiled floor, bath with shower, sink, WC and frosted window to the side of the property.

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Bedroom one

9'9" x 8'4" (2.99 x 2.55)



A large, carpeted double bedroom with lots of natural light from the window overlooking the front of the property and built in storage.

Bedroom two

9'9" x 8'4" (2.99 x 2.55)



An equally large, carpeted double bedroom with lots of light and views from the window overlooking the garden. A pull down ladder to the boarded loft.

Garden



A well maintained and quiet, west facing garden with good sized patio area - perfect for evening barbecues.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

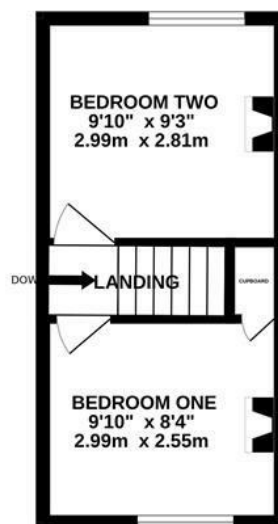
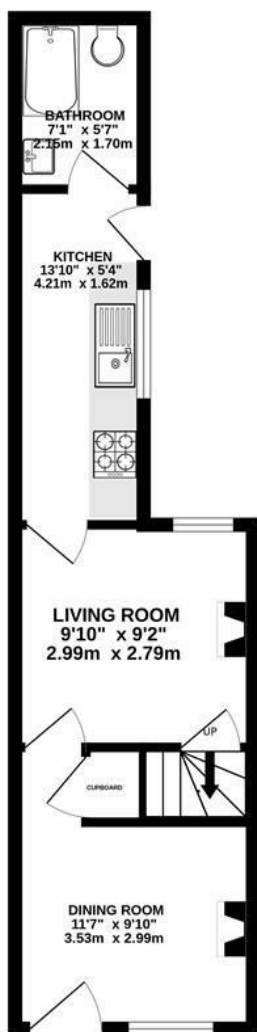
Appliances: All the appliances are untested

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			88
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		65	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			

