NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









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
- Close to Royal Berkshire Hospital
- Easy access to Reading town centre and mainline station
- Two double bedrooms
- Two reception rooms
- West facing garden
- Mid terraced period house
- Quiet residential area
- EPC Rating D
- 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.

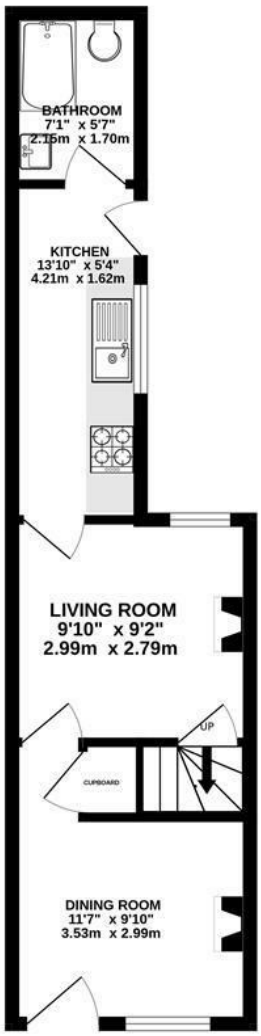
Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Appliances: All the appliances are untested

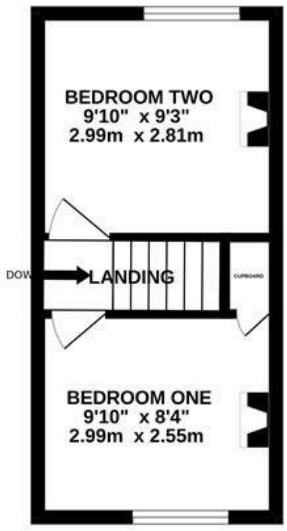
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

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

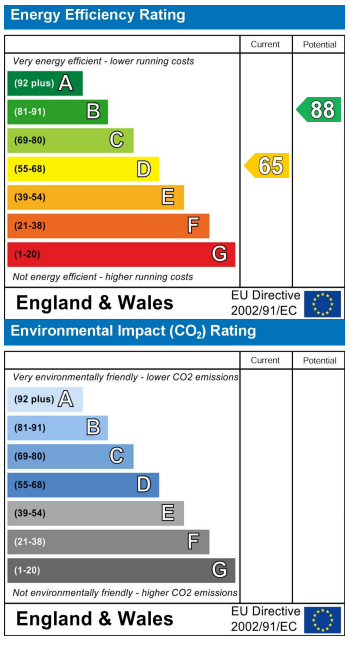


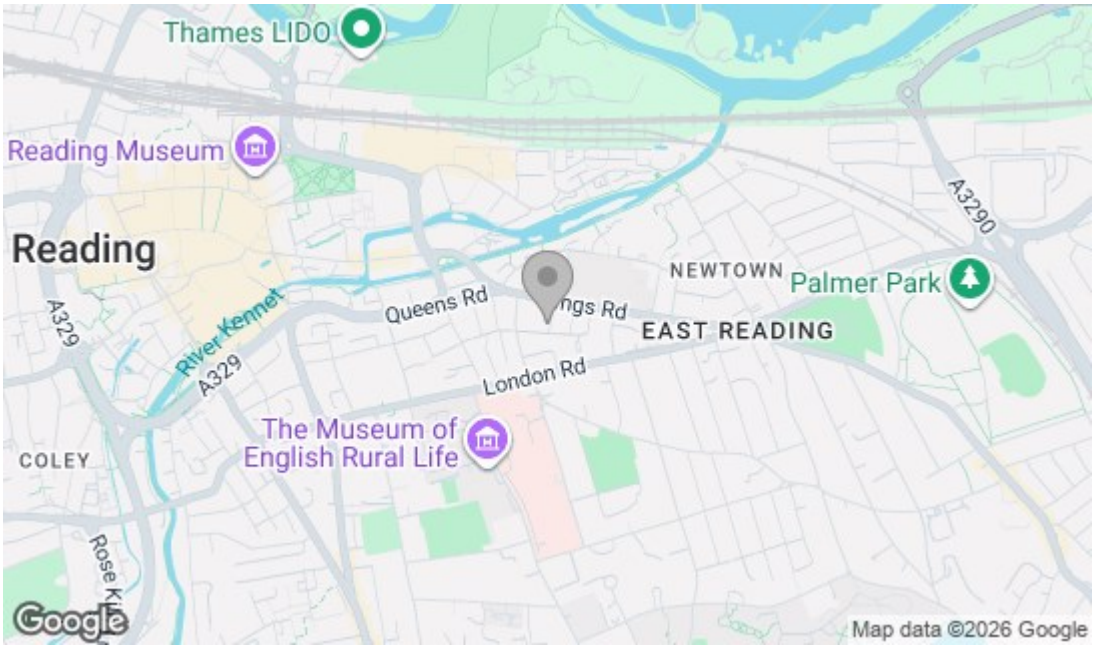
1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.



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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