



**Dover Street  
Reading, Berkshire RG1 6AX**

**Chain Free £350,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Set within this sought after location that offers easy access to the center of Reading, the Elizabeth Line and Reading mainline station with its fast links to London is with spacious terraced house. The property is laid out over three floors to offer flexible accommodation that includes four double bedrooms, bathroom, living room and separate kitchen. To the rear there is a great sized garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.

## Dover Street, Berkshire RG1 6AX

- Chain free mid terraced period house
- Four double bedrooms
- Living room
- Easy access to central Reading
- EPC rating C
- Flexible accommodation laid out over three floors
- Ideal first time buy or rental investment
- Kitchen / diner
- Great sized garden
- Council tax B

### Hallway



A good sized hallway with wood effect flooring, stairs to the first floor, basement and doors to:

### Bedroom three / living room

11'1" x 11'0" (3.38m x 3.35m)



A light and airy room with a double glazed window to the front, wood effect flooring and a fire place.

### Bedroom four / Sitting room

11'0" x 9'1" (3.35m x 2.77m)



Offering views over the rear garden and towards the Reading skyline is this good sized room.

### Top floor landing

Carpeted, loft access, doors to:

### Bedroom one

14'6" x 11'0" (4.42m x 3.35m)



A good sized room with ample space for wardrobes, carpeted and a window to the front.

## Dover Street, Berkshire RG1 6AX

### Bedroom two

10'11 x 9'2 (3.33m x 2.79m)



Offering views towards the rear and the Reading skyline, carpeted and a fitted wardrobe.

### Kitchen / diner

11'1 x 10'2 (3.38m x 3.10m)



Comprising of wall and base units, roll top work surfaces. Inset sink and drainer, oven, halogen hob and space for the washing machine. Ample space for a table and a window to the front.

### Lower ground



Door to understairs storage cupboard and doors to:

### Living room

11'9 x 11'0 (3.58m x 3.35m)



A good sized room with a window to the garden, fire place, under stairs storage, door the garden and bathroom

### Bathroom

7'1 x 5'7 (2.16m x 1.70m)



Comprising of a panelled bath, WC, wash hand basin and a heated towel rail. Window to the rear and wood effect flooring.

**Garden**



A good sized garden that is ideal for summer entertaining with a patio area and shrub borders.

**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. Superfast, obtained from Ofcom



TOTAL FLOOR AREA : 1087sq.ft. (101.0 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			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC		71	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

