HASLAMS Sales

Jesse Terrace

Reading, RG1 7RS

Offers In Excess Of £475,000



4 1 3 D

A four-storey period townhouse within the Castle Hill & Russell Street Conservation Area, an area known for its cohesive Victorian architecture. The house sits behind an elegant canopied veranda, softened by established wisteria, part of a terrace of homes built by the Jesse family in the 1870s.
The property now offers scope for comprehensive refurbishment, both internally and externally, including the rear garden, which requires attention. Original features remain in place, including fireplaces, internal shutters and decorative cornicing, providing a clear sense of the building's period character. The location is particularly well placed for those seeking a central yet established residential setting, with the town's shops, restaurants and mainline station all within walking distance. The accommodation is arranged over four floors and is well proportioned throughout. The ground floor provides two linked reception rooms: a front living room with internal shutters, fireplace and French doors opening onto the veranda, and an adjoining family room, also with a fireplace. The lower level includes a kitchen and a dining room, the latter having been affected by previous water ingress and now requiring renewal. There are four bedrooms arranged over the upper floors, with two on the first floor and a further two on the top floor. Offered to the market with no onward chain.

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

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0118 960 1000





- Opportunity to refurbish and upgrade
- Four storey townhouse in choice conservation area address
- 4 Bedrooms and 3 Reception rooms
- Walking distance of mainline and Reading West stations
- Retains period features
- No onward chain










Council tax band E

Council- RBC

Garden

The walled garden requires attention with a paved patio and a low level wall separating the original lawned garden that has a timber shed and greenhouse. There is a rear pedestrian gate leading to a communal passageway.

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)

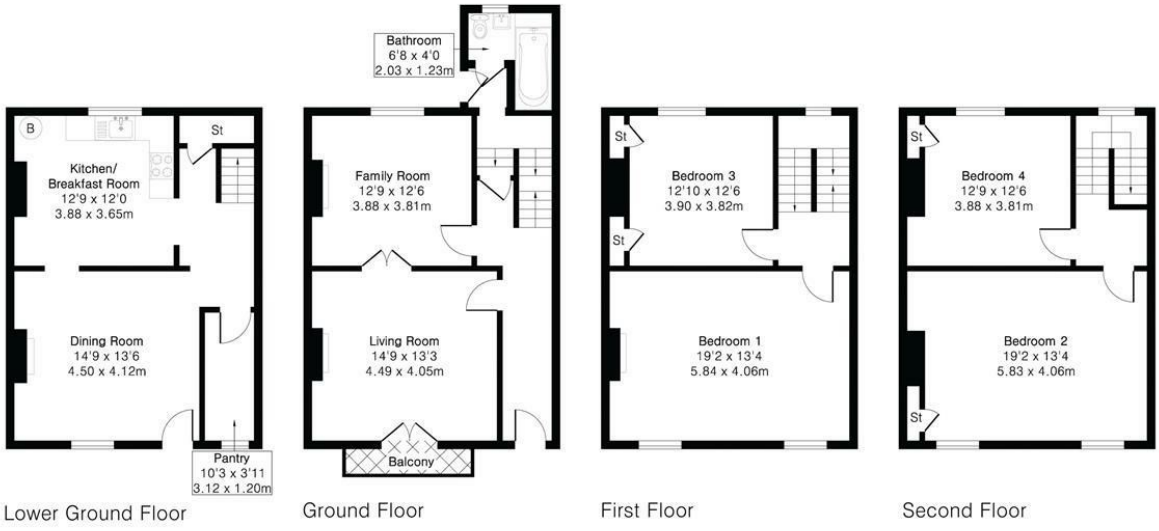
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

The property is located in a conservation area and is subject to Article 4 restrictions that remove the permitted development rights in relation to creating Houses in Multiple Occupation.

Floorplan

Approximate Gross Internal Area 2038 sq ft - 189 sq m

Lower Ground Floor Area 496 sq ft – 46 sq m
Ground Floor Area 550 sq ft – 51 sq m
First Floor Area 496 sq ft – 46 sq m
Second Floor Area 496 sq ft – 46 sq m



PINK PLAN

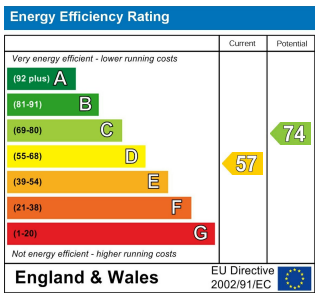
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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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