



Tucked away on a pleasant town-centre street within the sought-after Russell Street and Castle Hill Conservation Area is this attractive double-bay-fronted Victorian villa. The property offers three bedrooms and retains a number of period features, including decorative brickwork and stone detailing to the front elevation. The ground floor is light and airy, arranged as a through lounge and dining room, creating a practical and sociable living space, leading to a fitted kitchen with breakfast bar. A separate first-floor bathroom adds to the functionality of the layout. To the rear is an enclosed, low-maintenance garden. The location is particularly convenient, within walking distance of Reading's vibrant town centre as well as both the mainline station and Reading West station, Prospect park, Rivermead leisure centre and River Thames path

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

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- Three Bedroom Victoria Villa
- Well presented throughout
- Separate first floor bathroom
- Period features & log burning stove
- Sizable enclosed rear garden
- Sought after town centre conservation area
- Street parking is available and is restricted to residents/visitor permits only





Council tax band C

Council- Reading

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"

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

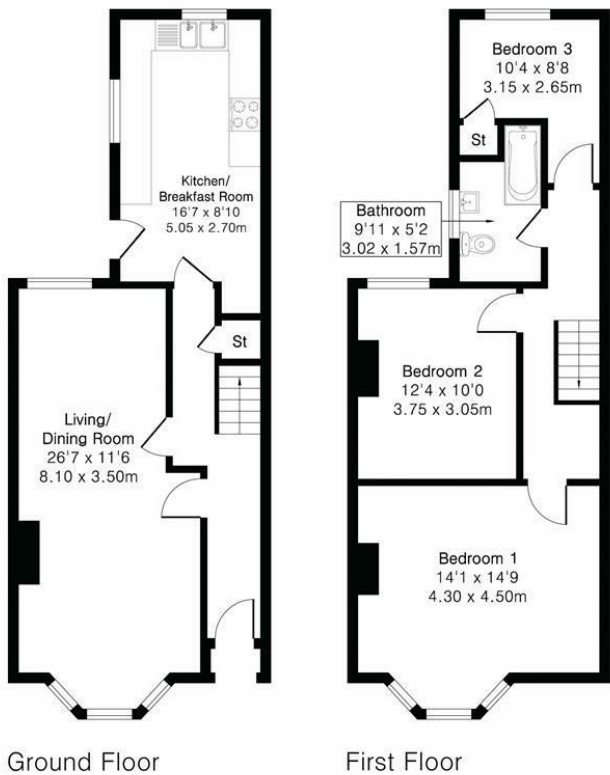
Ultrafast - Fibre to the premises (FTTP)

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 1060 sq ft - 99 sq m
Ground Floor Area 526 sq ft – 49 sq m
First Floor Area 534 sq ft – 50 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.

HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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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