



11 Lorne Street, Reading, RG1 7YW  
Guide Price £500,000 Freehold

sansome & george  
Residential Sales & Lettings

- Attractive Four Storey Period Town House
- Very Central Location, Minutes Walk From Town Centre
- 140 sq. m. (1509 sq. ft.) Of Accommodation
- Well appointed Kitchen
- Lower Ground Floor Room With Front Access

- Currently A Licenced 6 Bedroom HMO
- Potential To Be A Spacious Home For A Private Owner
- Reception Room With Juliet Balcony
- 1 Bathroom, 2 Shower Rooms
- Easterly Aspect Rear Garden

Located within just 5 minutes' walk of Reading town centre with train station, this attractive period town house is currently arranged as a licenced 6 bedroom house of multiple occupancy (HMO) providing a fantastic buy-to-let investment opportunity, or could easily be reinstated as a spacious home for a private owner to update and configure to their taste. Offering 140 sq. m. (1509 sq. ft.) of well proportioned and versatile accommodation arranged over 4 floors and complemented by an easterly aspect rear garden, the property is ideally located within striking distance of all amenities and public transport.

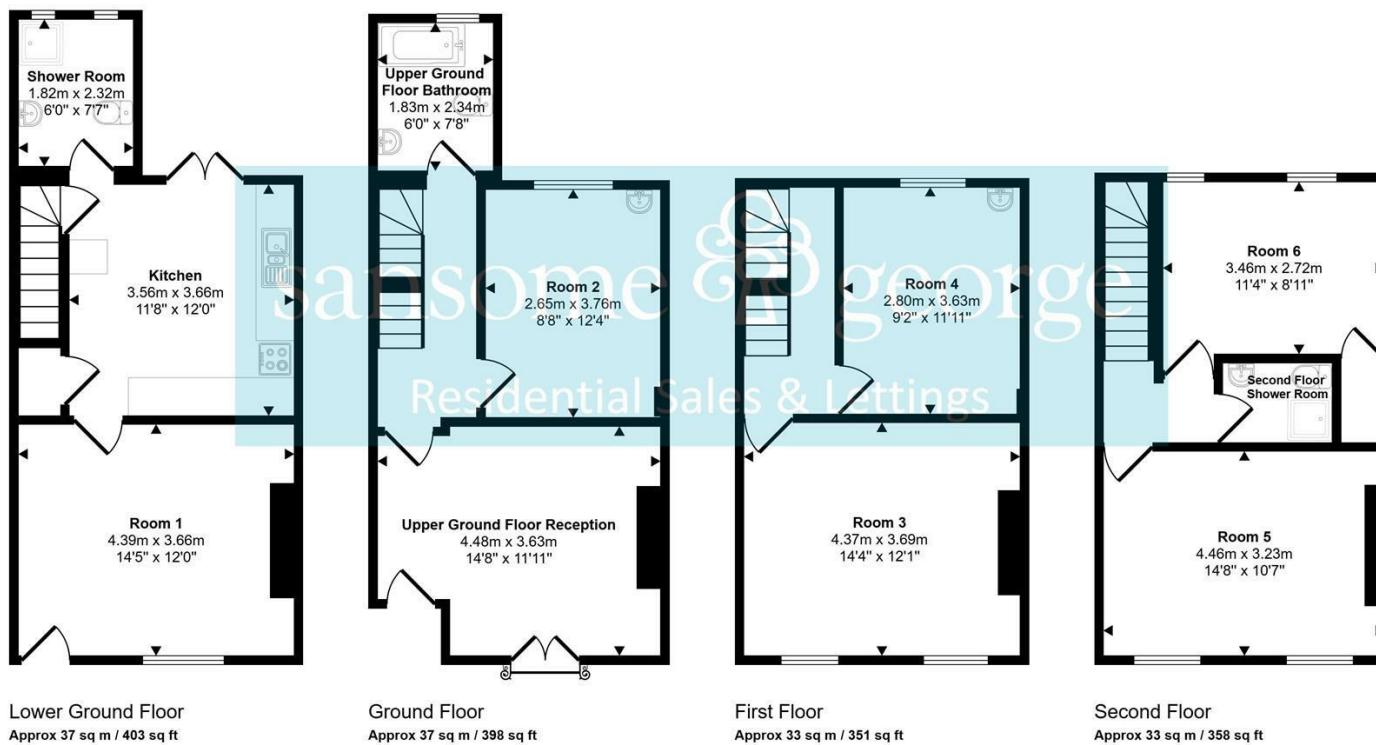
Entering the property via steps up to the original front door under a feature open porch, the reception room features a front aspect Juliet balcony with decorative railings. A door opens to the upper ground floor landing with two staircases which rise to the second floor and also lead down to the lower ground floor. Doors open to room 2 with wash basin and a separate rear aspect bathroom with white suite. The first floor landing has stairs to second floor landing and also services 2 further double rooms with room 3 at the front spanning the width of the property, and room 4 benefitting from a wash basin. The second floor comprises of rooms 5 and 6 and a separately approached shower room. A well appointed kitchen is located on the lower ground floor where there is also a rear aspect shower room and room 1 which has a door opening to the front parapet with railings and steps rising to the gravel frontage. French doors open from the kitchen to the rear where a patio area has 3 paved steps up to a garden with established trees and shrubs.

Please contact Sansome & George Estate Agents for further information or to schedule a viewing appointment.

Reading Borough Council - Band C



Approx Gross Internal Area  
140 sq m / 1509 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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