



Set within the highly sought-after Eldon Square Conservation Area, often described as “a village within the town” this distinctive period home offers a rare blend of character, lifestyle, and convenience, just moments from Reading town centre and the picturesque River Kennet footpath. Arranged over three floors, the property combines charm with practical living. The lower ground floor features a well-appointed kitchen with ample storage and workspace, flowing into a generous dining room with an attractive open fireplace, perfect for relaxed evenings or entertaining. The ground floor provides a welcoming living room and a separate study, ideal for home working or adaptable use, with access to the rear courtyard. Upstairs, the first floor hosts three well-proportioned bedrooms alongside a modern shower room. Outside, the enclosed courtyard garden offers a private, low-maintenance space, ideal for morning coffee or evening drinks. This appealing home would perfectly suit a young professional couple seeking period charm, a sense of community, and the convenience of town centre living.

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



- Unique Period Property
- Conservation area
- 3 Bedrooms
- 3 Reception rooms
- Shower room
- Court yard garden





Council tax band

Council-

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):

Standard – ADSL/copper wire

Mobile phone coverage

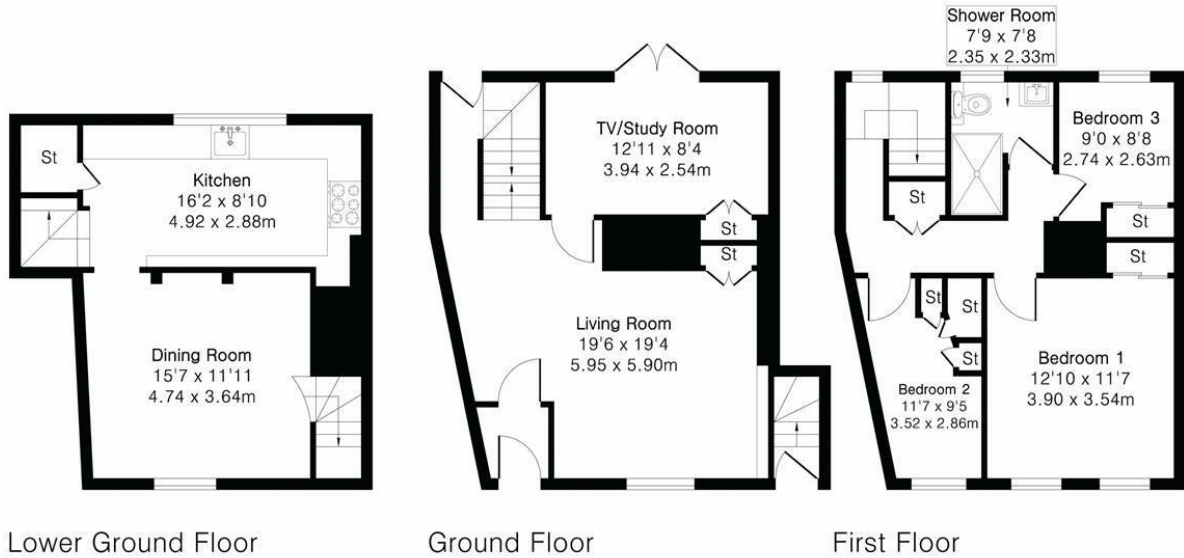
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Approximate Gross Internal Area 1208 sq ft - 112 sq m

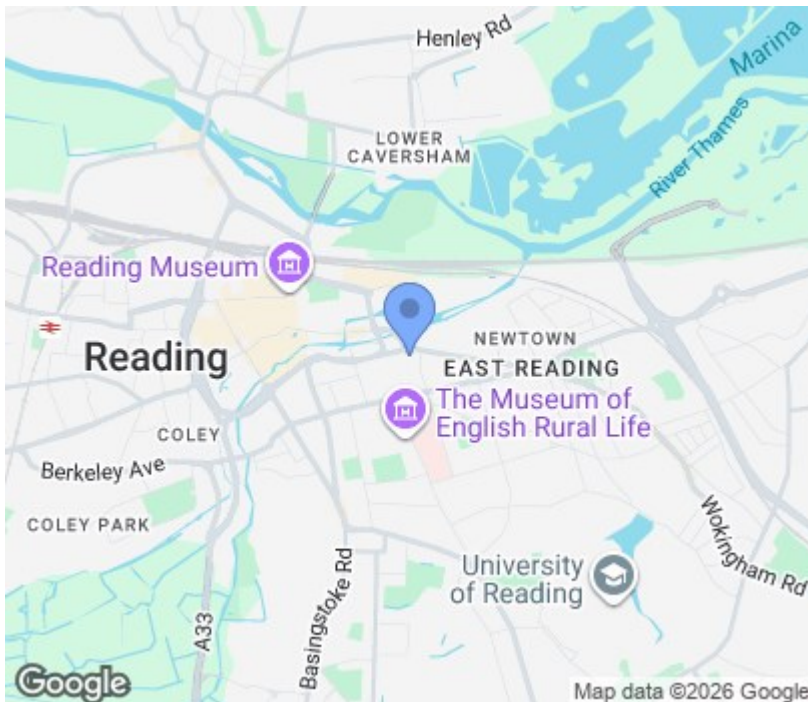
Lower Ground Floor Area 357 sq ft – 33 sq m

Ground Floor Area 434 sq ft – 40 sq m

First Floor Area 417 sq ft – 39 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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