



A pretty Victorian inner terrace located in a quiet backwater no-through road on the outskirts of the town centre. The property is conveniently positioned for the town centre Oracle development with excellent transport links and is within a short walk of the River Kennet and the Waterloo Meadows. The three separate bedroom home benefits from two separate reception rooms and a well-appointed kitchen. The property offers the opportunity for some individual improvements and upgrading and is offered for sale 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



- 3 separate bedrooms
- Living room and Dining room
- Kitchen with oven & hob
- Downstairs bathroom
- Garden with area of timber decking
- No onward chain





Council tax band C

Council- Reading

Garden

The garden enjoys a westerly aspect with an area of lawn flanked by a pathway leading to the rear and an area of timber decking.

Additional information:

Parking

There is on-street parking.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband connection available (information obtained from Ofcom):

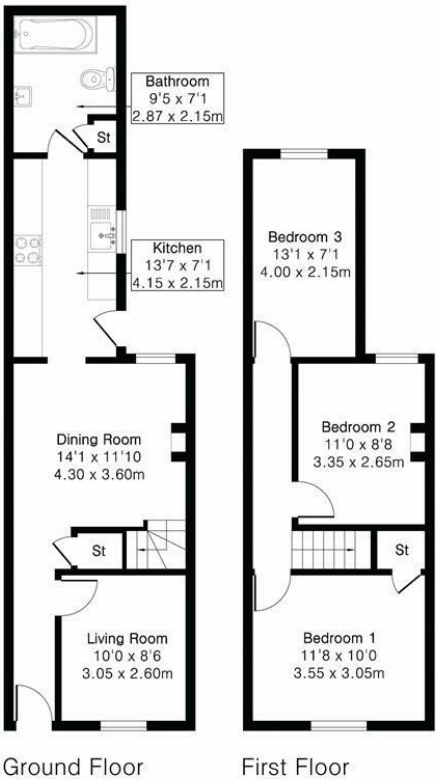
Ultrafast – Fibre to the premises (FTTP)

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”

Floorplan

Approximate Gross Internal Area 847 sq ft - 79 sq m
Ground Floor Area 458 sq ft – 43 sq m
First Floor Area 389 sq ft – 36 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		85
(81-91) B		
(69-80) C		69
(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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