



Located within Reading's well-established Eldon Conservation Area, this attractive period terrace cottage combines traditional character with a considered modern approach to presentation. The property occupies a convenient position within easy reach of Reading town centre, the University of Reading, and the Royal Berkshire Hospital.

The ground floor accommodation comprises a welcoming sitting room retaining period features, leading through to a refitted kitchen/dining room where contemporary fittings sit comfortably alongside the home's original character. A basement room provides additional ancillary space suitable for storage or flexible use.

On the floors above, there is a double bedroom and a tastefully updated bathroom, finished in a modern style, and a multi-purpose loft space.

Externally, the property benefits from a courtyard garden, offering a private outdoor area in a central location. A further advantage is the absence of an onward chain.

This property offers a balanced combination of character and modern comfort and would appeal to professionals, first-time buyers, or those seeking a well-located home within a conservation area.

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



- Charming Feature
- 4 story town house
- Refitted Kitchen & bathroom
- Wood burning stove
- Basement
- No onward chain





Council tax band C

Council- RBC

Additional information:

The property is in a conservation area

The Seller has confirmed that a right of way exists over the neighbouring property to gain rear access

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](http://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"

**Approximate Gross Internal Area 910 sq ft - 85 sq m**

Basement Area 145 sq ft – 13 sq m  
 Ground Floor Area 255 sq ft – 24 sq m  
 First Floor Area 255 sq ft – 24 sq m  
 Second Floor Area 255 sq ft – 24 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	68	75
(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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