



Offered to the market with no onward chain, this charming two-bedroom Victorian terrace presents an excellent opportunity for first-time buyers, investors or commuters seeking a home in a convenient West Reading location. Ideally situated within easy reach of Reading West Station, Reading town centre and a wide range of local amenities. The ground floor features a bright and spacious 21ft sitting/dining room, providing a versatile open-plan living and entertaining space. To the rear is a fitted kitchen with access to the enclosed garden, along with a useful downstairs shower room. Upstairs, the property offers two bedrooms, making it ideal for a couple, small family or those needing a home office. Outside, the private rear garden provides a low-maintenance outdoor space, perfect for relaxing or entertaining.

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

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0118 960 1000



- Easy access to Reading West station
- 2 bedroom terrace
- Open plan living area
- Shower room
- Ideal first time purchase
- No onward chain





Council tax band C

Council- RBC

Additional information:

Parking

The road benefits from on street parking

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

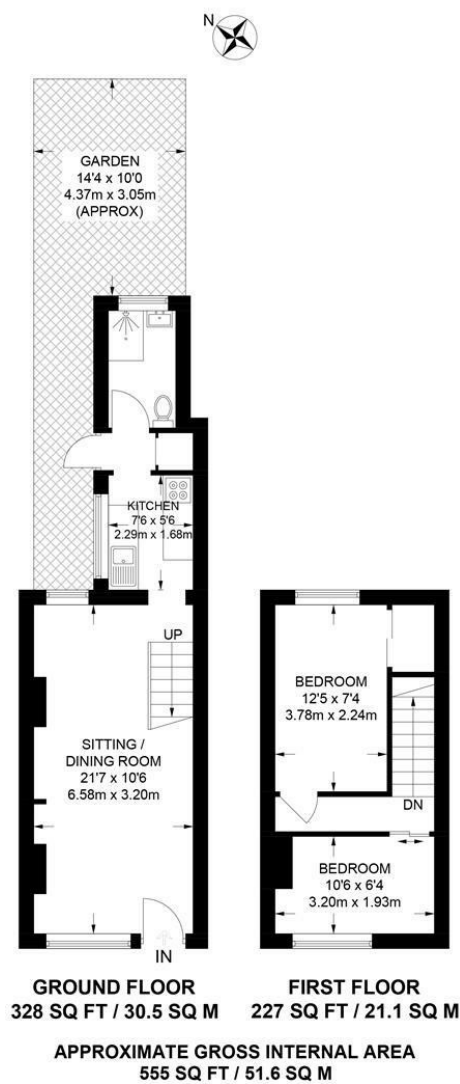
Broadband connection available (information obtained from Ofcom):

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.