



A Victorian mid-terraced home located in a popular residential road in the favoured New Town area of Reading. The property has 2 bedrooms with the added bonus of a versatile loft room complete with a dormer window ideal as a home office or studio, 2 separate reception rooms and a low-maintenance garden. The location is ideal for local schools as well as the leisure centre at Palmer Park, and also benefits from excellent transport links with local bus routes and A329M access nearby. From the property, there are riverside walks to the town centre and mainline station and nearby shops are within a short walk for daily essentials.

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



- 2 Bedrooms with additional attic room with dormer window
- Two separate reception rooms
- Bathroom with separate WC
- Kitchen with useful lean-to
- Low maintenance garden with storage shed
- Double-glazed; Gas central heating





Council tax band B

Council- RBC

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):

Ultrafast – Fibre to the premises (FTTP)

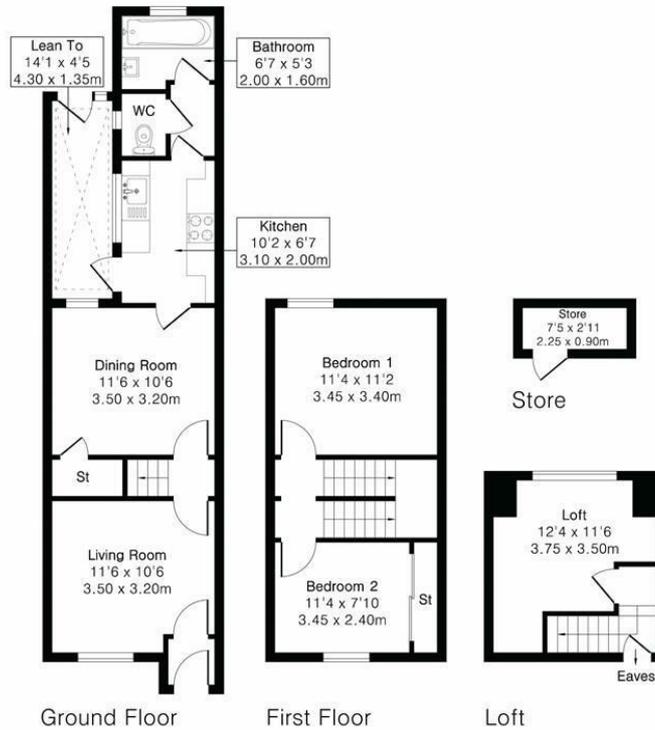
Mobile phone coverage

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 944 sq ft - 87 sq m (Including Loft Room & Store)

Ground Floor Area 498 sq ft - 46 sq m
 First Floor Area 283 sq ft - 26 sq m
 Loft Area 141 sq ft - 13 sq m
 Store Area 22 sq ft - 2 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			85
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.