



Southampton Street, , Reading, RG1 2QZ

£325,000

Walmsley

## Southampton Street, , Reading, RG1 2QZ

A charming, grade 2 listed terrace property situated within this ever popular, central Reading location. The beautifully presented accommodation comprises; porch, open plan sitting/dining room, 12ft kitchen/breakfast room, two bedrooms and separately approached 4 piece bathroom on the first floor. Externally the property benefits from a private, enclosed courtyard garden with back access and outhouse storage.

Southampton street residents enjoy easy access to the Oracle Shopping Centre, riverside dining, and Reading Mainline Station with direct links to London Paddington and the Elizabeth Line. Local amenities—including Tesco Express, cafes, and the University of Reading—are all within walking distance, with the M4 (Junction 11) nearby

Tax Band - B  
EPC - D

### Tenure - Freehold

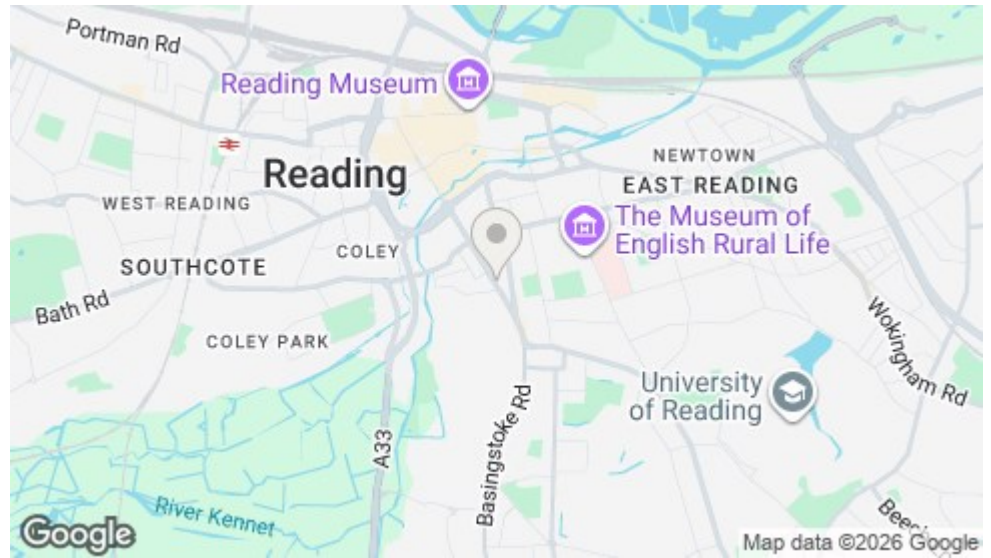




- Grade 2 listed
- Central location
- Back access
- 4 piece bathroom
- 12ft Kitchen/breakfast room
- Character features



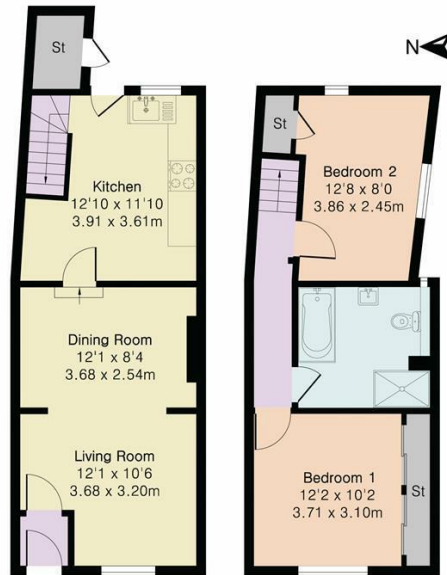




**Approximate Gross Internal Area 789 sq ft - 73 sq m**

Ground Floor Area 409 sq ft – 38 sq m

First Floor Area 380 sq ft – 35 sq m



Ground Floor

First Floor



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.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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