HASLAMS Sales

Watlington Street

£300,000

Reading, RG1 4RQ

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Situated on a popular no-through road within Reading's sought-after Eldon Square Conservation Area, this charming Victorian terrace offers a rare opportunity to enjoy period character in one of the town's most convenient central locations. Just a short walk from the vibrant cafés, riverside restaurants and shopping at The Oracle, together with Reading's mainline station and Elizabeth Line services, the house is perfectly positioned for both town-centre living and commuting.

The accommodation is arranged over two floors and retains the simple proportions typical of the Victorian era. The ground floor comprises two separate reception rooms, providing flexible living and dining spaces, alongside a fitted kitchen and a ground-floor bathroom. Upstairs are two well-proportioned double bedrooms. To the rear, a private courtyard garden provides an attractive, low-maintenance outdoor space. The property further benefits from double glazing, gas-fired central heating 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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- 2 Bedrooms
- 2 Separate reception rooms each with laminate flooring
- Fitted kitchen with oven & hob
- Downstairs bathroom; Low maintenance garden
- Walking distance of Oracle, mainline station & hospital
- Double glazed; Gas central heating; No onward chain

Council tax band C

Council- RBC

Garden

A low-maintenance patio garden with slate and stone chippings that enjoys a high degree of privacy and is ideal for al-fresco dining.

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

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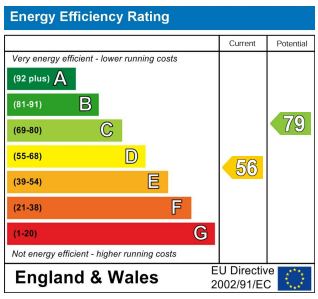

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