



Victoria Street, Reading, , RG1 4NQ

£370,000

Walmsley

## Victoria Street, Reading, , RG1 4NQ

A well-presented Victorian terrace located on the eastern edge of Reading Town Centre, close to the Royal Berkshire Hospital. The layout includes a living room, dining room, refitted kitchen with integrated appliances, refitted shower room, a lower-ground-floor double bedroom/reception room, landing, two first-floor bedrooms and a separately accessed first-floor bathroom. Outside, the property offers a landscaped garden with venetian screening, raised railway-sleeper beds, an artificial lawn and a seating area. Viewing recommended. EPC rating D. Council Tax Band C.

Victoria Street is within walking distance of the town centre, Broad Street Mall and The Oracle. Reading Station is also nearby, providing fast and regular services to London, including Crossrail/Elizabeth line links. The A33 and M4 are easily accessible.

Tenure - Freehold





- Central Reading Location
- Three Bedrooms
- Retaining a Great Deal of Character and Charm
- Two Bathrooms
- EPC C
- Council Tax Band C



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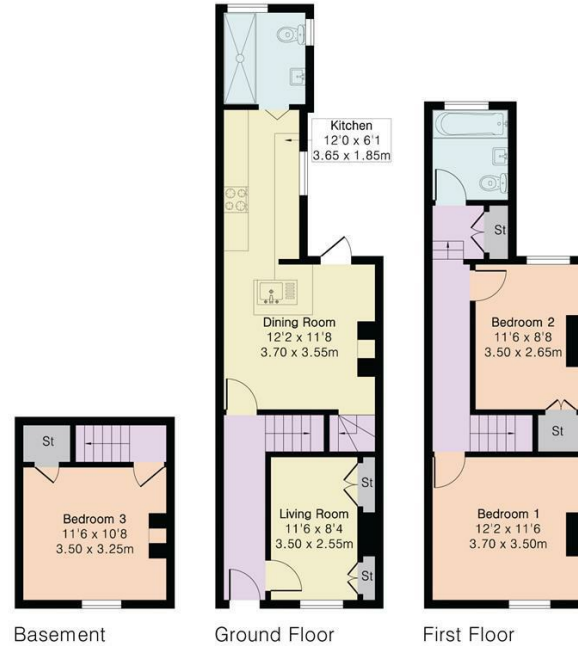


**Approximate Gross Internal Area 1016 sq ft - 94 sq m**

Basement Area 161 sq ft – 15 sq m

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 402 sq ft – 37 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.



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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