



Victoria Street, , Reading, RG1 4NQ

£365,000

Walmsley



## Victoria Street, , Reading, RG1 4NQ

A superb example of a Victorian terrace property, located on the eastern fringe of Reading Town Centre, close to the Royal Berkshire hospital. The accommodation comprises living room, dining room with access to cellar, refitted shaker style kitchen with integrated kitchen appliances and wooden counter tops, refitted bathroom, landing and three bedrooms (two plus one). Further benefits include underfloor heating to the kitchen and bathroom and a full height cellar, with scope to convert (subject to the usual consents). Externally the property benefits from a low maintenance, paved rear garden and an enclosed front garden. Viewing highly recommended. EPC rating C. Council tax C.

Victoria Street is conveniently located with walking distance of the centre and all its shops and amenities including the Broad Street Mall and Oracle shopping centre. Reading station is located within walking distance with its fast and regular service to London as well as the Crossrail/Elizabeth line services. The A33 and M4 motorway are also located close by.

### Tenure - Freehold







- Central location
- Walking distance to station
- Excellent presentation
- Two reception rooms
- Three bedrooms (2 + 1)
- Refitted kitchen and bathroom
- A full height cellar

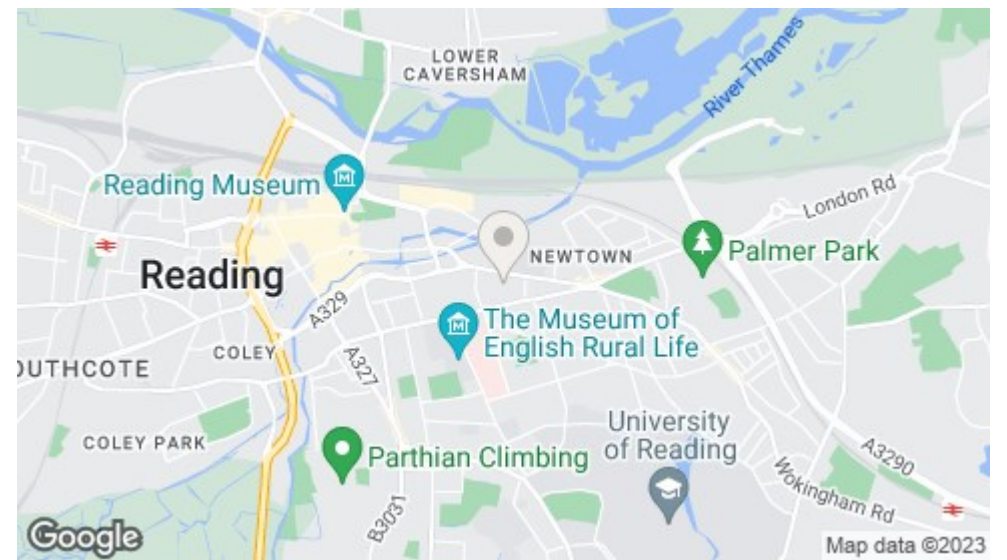


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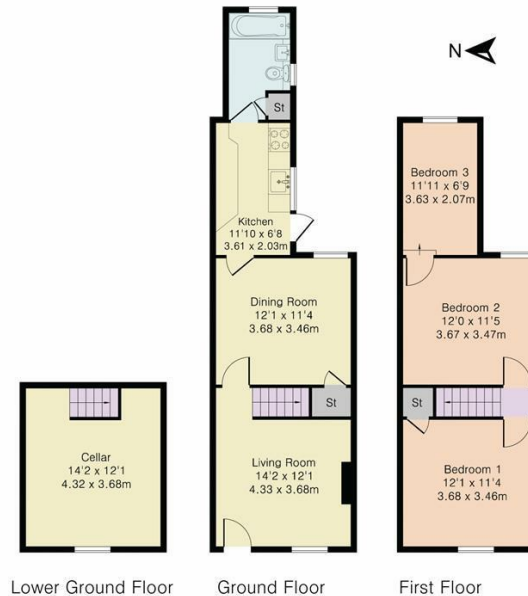








Approximate Gross Internal Area 1010 sq ft – 93 sq m  
 Lower Ground Floor Area 171 sq ft – 16 sq m  
 Ground Floor Area 447 sq ft – 41 sq m  
 First Floor Area 392 sq ft – 36 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: [enquiries@walmsley.co.uk](mailto:enquiries@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

