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## Cambridge Street, Reading, Berkshire, RG1 7PA

Guide Price £270,000 *Share of Freehold*



### A Refurbished Two/Three Bedroom Split Level Period Conversion Garden Flat

This delightful refurbished split level period conversion garden flat is conveniently located on the western edge of Reading Town Centre and is being sold with no chain complications. This stylish property has been completely renovated with contemporary fixtures and fittings yet retaining all of the character of a Victorian home. Set on the ground and lower ground floors of this Victorian end-terrace the property offers flexible living with the added benefit of a private terrace garden and an off-road parking space. Entered via its own front door from the garden you will walk into an entrance hall with a modern shower room to the left and contemporary kitchen to the right. Through the kitchen is a living/dining room with feature panelled display units with cupboards below and through this room is spacious room with large windows and an original style Victorian fire place. This room is has feature panelling and could be used either as the principle bedroom or a wonderful bright living room. There is a door from the kitchen which accesses a staircase leading to two double bedrooms on the lower ground floor. This well presented home with a superb outside space perfect for entertaining would make a great first time purchase or investment opportunity.

### KEY FEATURES

- 2-3 Bedroom Split Level Period Conversion
- Refurbished to a High Standard Throughout
- Private Decked Garden
- Two Spacious Reception Rooms
- Off Road Parking Space
- Contemporary Fitted Kitchen
- Modern Shower Room
- Two Lower Ground Floor Bedrooms
- No Chain

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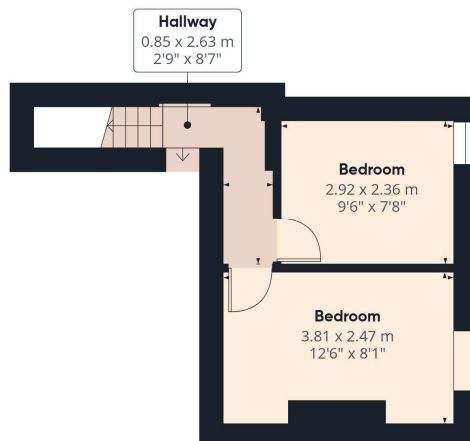


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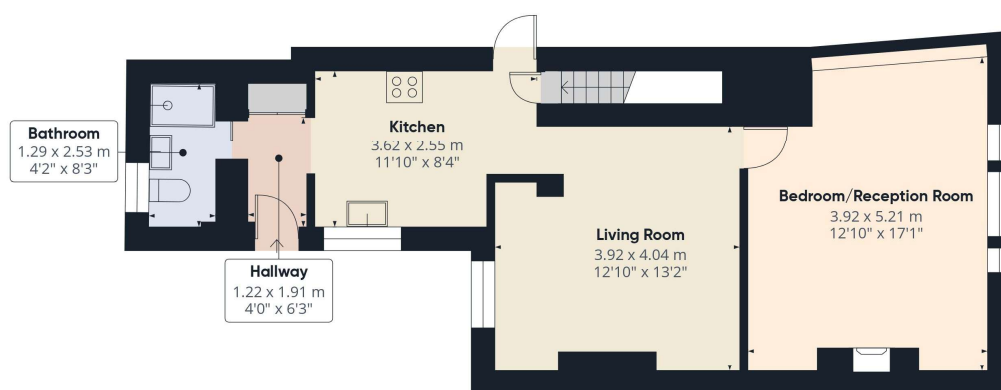


## MATERIAL INFO

**Tenure:** Share of Freehold  
**Council Tax Band:** B  
**EPC rating:** D



Ground Floor



Floor 1

GLA<sup>®</sup>29.42 m<sup>2</sup>316.64 ft<sup>2</sup>

Total

86.49 m<sup>2</sup>930.95 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/REA250976>

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