



Princes Street, Reading, Berkshire, RG1 4EG

£290,000 *Freehold*

2  2  1 

Two bedroom period home in a Conservation area near the Royal Berks Hospital.

This delightful and charming period home is ideally located within a Conservation Area close to the Royal Berkshire Hospital and the University of Reading. The property is offered with no onward chain complications and comprises two reception rooms, a galley-style kitchen, ground-floor bathroom, landing and two double bedrooms.

To the rear is a private, low-maintenance courtyard garden, and the property benefits from gas central heating via a boiler installed in 2013.

KEY FEATURES

- Two bedroom period terrace
- No onward chain complications
- Set in a delightful Conservation area
- Ground floor bathroom
- Courtyard patio garden
- Gas central heating (Boiler fitted in 2013)



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MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: D



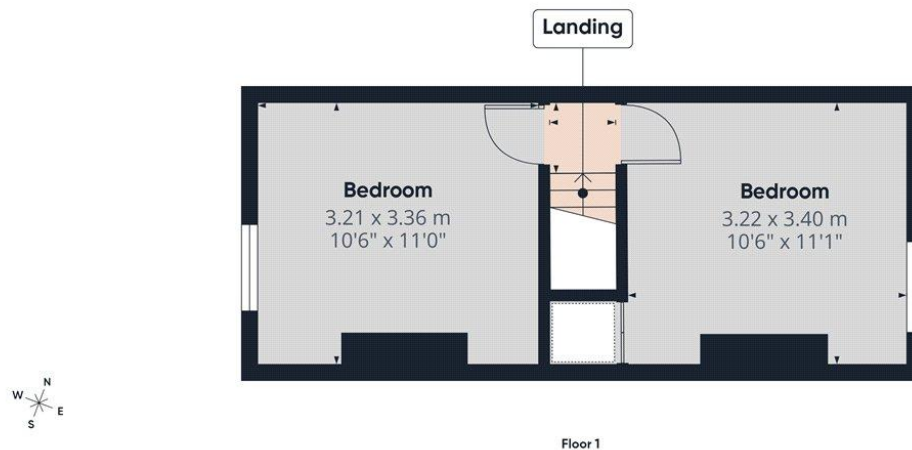
Ground Floor

Approximate total area⁽¹⁾
54.2 m²
582 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA251023>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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