



Upper Crown Street, Reading, RG1 2SS

OFFERS IN EXCESS OF £280,000 *Freehold*

Two Bedroom Two Reception Room House Offered To Market With No Onward Chain

A delightful terrace house with two double bedrooms, a spacious living room, separate dining room, modern refitted kitchen, and ground floor bathroom. The property features a fully enclosed garden and residents' street parking permit. Offered with no onward chain, this home is conveniently located near the town centre and train station, making it an ideal choice for families, couples, or professionals seeking a comfortable and well-connected living space. With local amenities and transport links within close proximity, this residence presents a fantastic opportunity to own a well-appointed property in a sought-after area. Don't miss out on making this house your own and enjoy the benefits of living in a prime location near the town centre and train station.

2  2  1 

KEY FEATURES

- No Onward Chain
- Two Bedroom Terrace House
- Living Room & Dining Room
- Ground Floor Refitted Bathroom
- Fully Enclosed Courtyard Garden
- Permit Parking
- Close To Town Centre & Train Station(0.7m)



Reading

0118 4022 300 | reading@winkworth.co.uk

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MATERIAL INFO

Tenure: Freehold

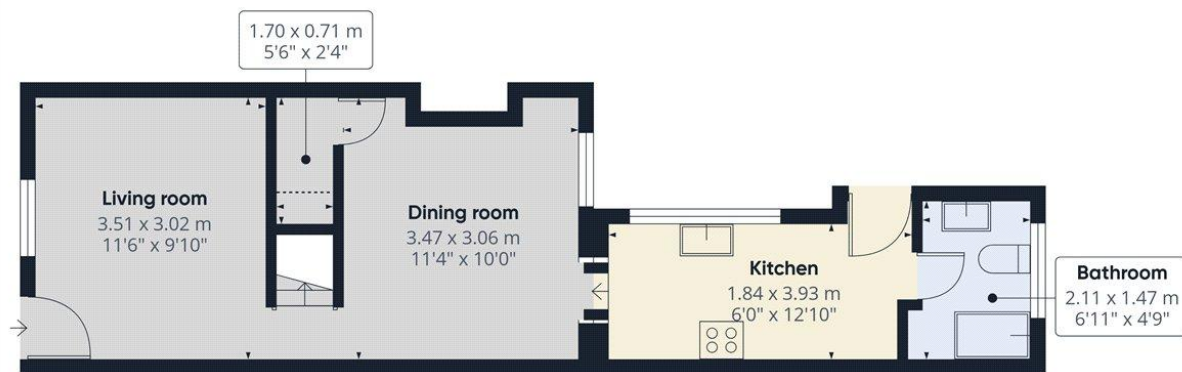
Term: 0 year and 0 months

Service Charge: £0 per annum

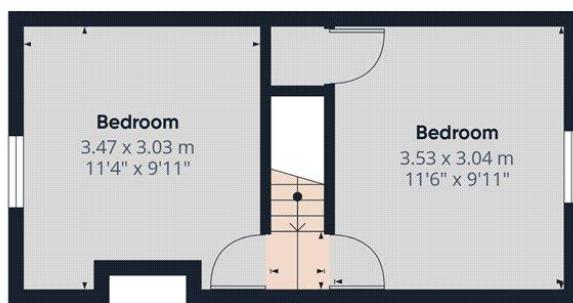
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

EPC rating: D



Ground Floor



Floor 1

Approximate total area⁽¹⁾56.5 m²
608 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

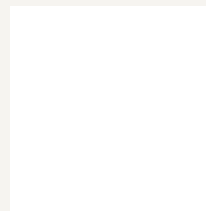
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C 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		
55-68	D	61 D	82 B
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

<https://www.winkworth.co.uk/sale/property/REA260527>

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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