



Mason Street, Reading, RG1 7PD

OFFERS IN EXCESS OF £280,000 *Freehold*

Offered To Market With No Chain Complications Two Bedroom Victorian Terrace

Situated within close proximity of the town centre and train station, this Victorian terrace offers a fantastic opportunity for both first-time buyers and investors. With no onward chain, this two-bedroom property features two reception rooms with charming feature fireplaces, a kitchen leading to a secluded rear garden, and a first-floor bathroom. The bedrooms are generously sized, providing ample space for a comfortable living environment. Ideally located near local amenities, including Oxford Road Community School and Victoria Park playing fields, this property is perfect for those seeking convenience and accessibility. Reading mainline train station offers direct links to London Paddington in just over 20 minutes, with the upcoming Elizabeth Line (Crossrail) set to further enhance connectivity to the City of London and Canary Wharf. Don't miss out on this excellent opportunity - contact us today to arrange a viewing.

KEY FEATURES

- No Onward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Private Garden
- Close To Town Centre
- Close To Train Stations
- West Reading (0.3m)
- Reading Mainline Station (0.8)

2 2 1



Reading

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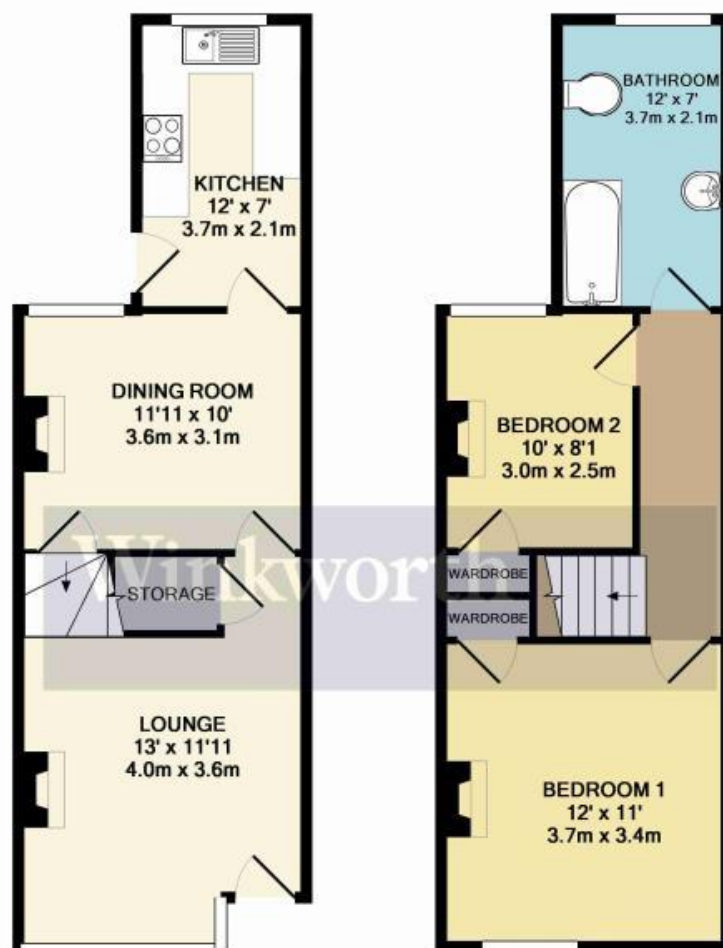


MATERIAL INFO

Tenure: Freehold

Council Tax Band: B

EPC rating: D



GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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