



## Alpine Street, Reading, Berkshire, RG1 2QA

Offers in excess of £300,000 *Freehold*

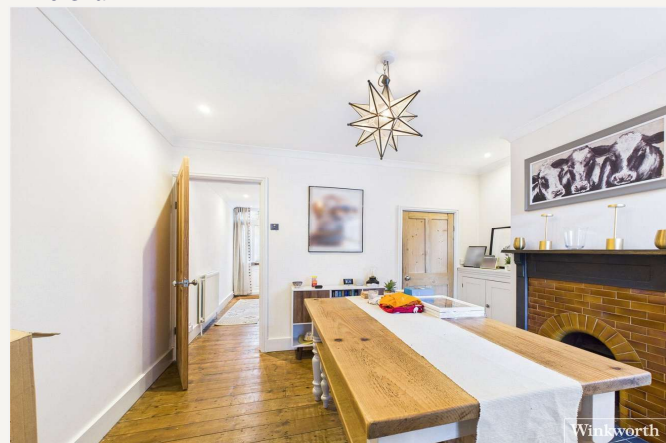
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### A Well Presented Two Bedroom Victorian Terrace Home in This Excellent Location For Sale with No Chain Complications

This well presented two bedroom Victorian terrace house is conveniently located within close proximity of the town centre and offering good access to the M4 at Junction 11 via the A33. On the ground floor there are two reception rooms which retain some lovely original features including, Victorian fireplaces and stripped wooden floorboards. There is a modern fitted kitchen to the rear of the house with access to the garden. With living accommodation over three floors the upper floors have been reconfigured to create a generous living space. There is a spacious double bedroom on the top floor with ample storage and a double on the first floor with a built in wardrobe. Unlike many similar homes in the area, which either have the bathroom on the ground floor or off the second bedroom this home has a clever design incorporating a large first floor bathroom with bath and separate shower cubicle which is accessed from a laundry area which also houses the boiler that was replaced in October 2024. To the rear of the house there is a private rear garden measuring approximately 60 ft in length with a patio area directly to the rear of the house and a lawned area beyond. This lovely home in this great location would make an excellent first time purchase, suit someone downsizing or be a great second home in a great location.

### KEY FEATURES

- Two Bedroom Victorian Terrace Home
- Two Reception Rooms
- First and Second Floor Bedrooms
- Spacious First Floor Bathroom with Bath and Shower
- First Floor Laundry Area
- Boiler Replaced in October 2024
- Private Rear Garden
- No Chain



Reading

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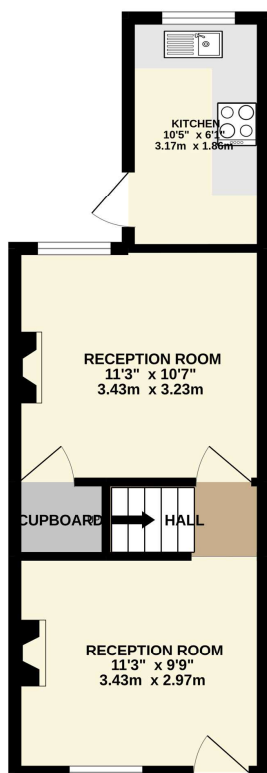




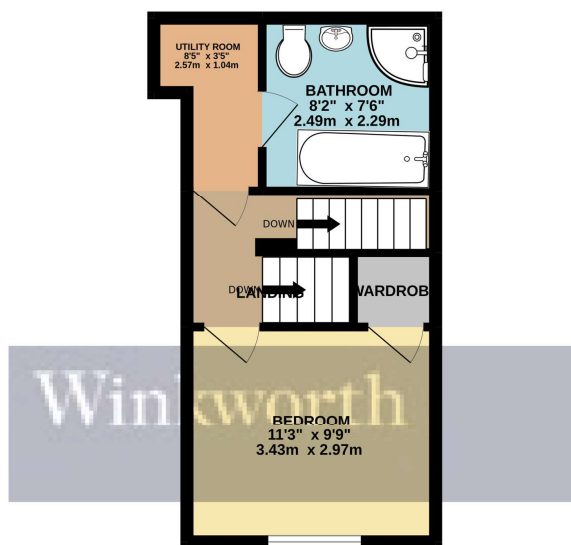
## MATERIAL INFO

**Tenure:** Freehold  
**Term:** 0 year and 0 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** E

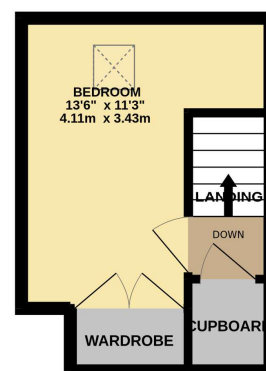
GROUND FLOOR  
323 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.

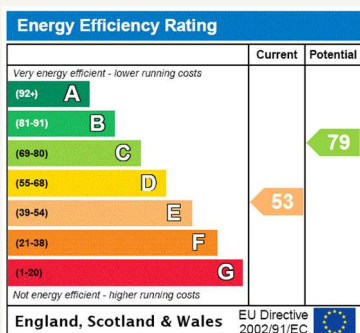


2ND FLOOR  
173 sq.ft. (16.0 sq.m.) approx.

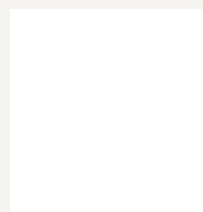


TOTAL FLOOR AREA : 764 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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