



**NORTON ROAD, READING, BERKSHIRE, RG1 3QJ**  
**GUIDE PRICE £290,000 FREEHOLD**

**A DELIGHTFUL TWO BEDROOM VICTORIAN TERRACE HOME IN THIS  
CONVENIENT LOCATION A MILE FROM READING STATION A SHORT  
WALK TO PALMER PARK AND OFFERING EASY ACCESS TO THE M4 VIA  
THE A329(M) AT JUNCTION 10**

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## DESCRIPTION:

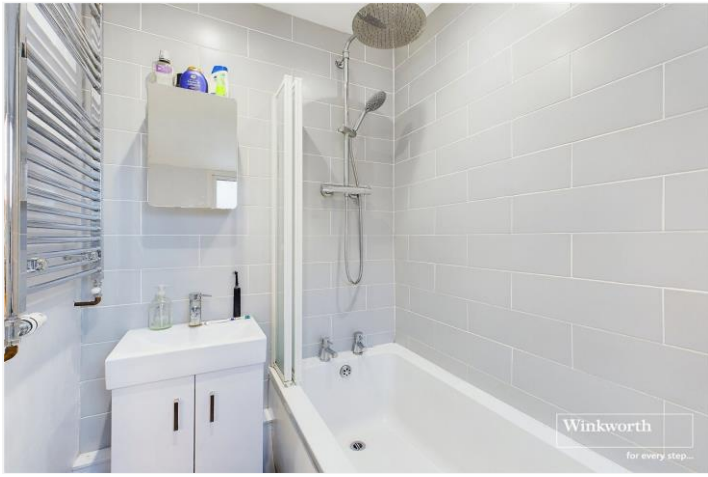
A well-presented characterful two bedroom Victorian terrace house in this convenient location a short walk to Palmer Park with its cafe, gym, swimming pool and athletics stadium. The town centre is also within easy reach on foot along the River Kennet. The property has been lovingly maintained by the current owners. There are two ground floor reception rooms, both with stripped wooden floorboards and the front room with an original fireplace. The kitchen was replaced in 2022 and contemporary ground floor bathroom which was fitted in 2020 complete the ground floor. There is a courtyard garden to the rear of the house. On the first floor there are two double bedrooms. This lovely home in this excellent location, close to a great range of local amenities would suit young professionals and make a great first time purchase.

## AT A GLANCE

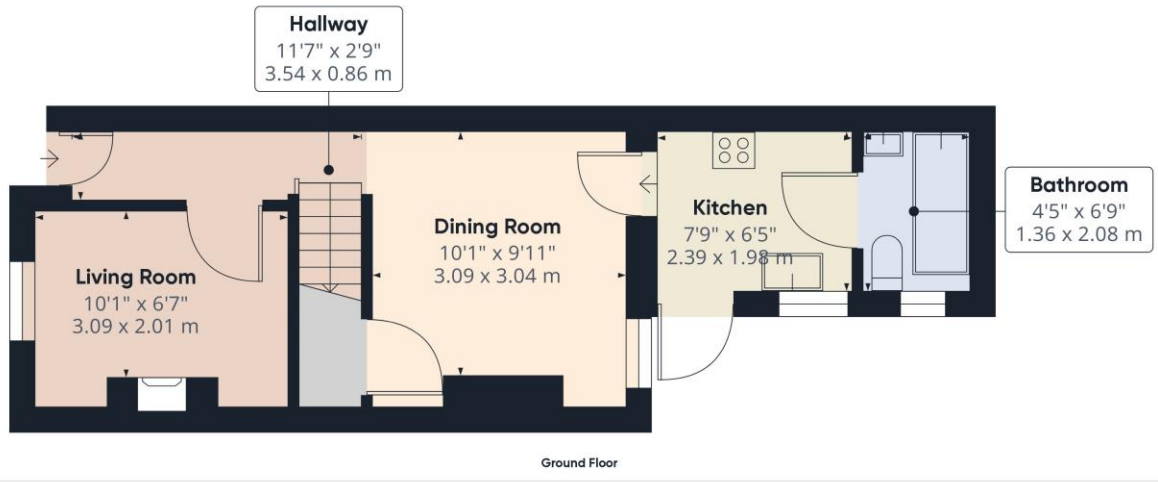
- Two Bedroom Victorian Terrace
- Two Reception Rooms
- Fitted Kitchen Replaced in 2022
- Contemporary Ground Floor Bathroom Fitted in 2020
- Courtyard Rear Garden
- A Mile From Reading Station
- Walk to Palmer Park and River Kennet
- Council Tax Band B



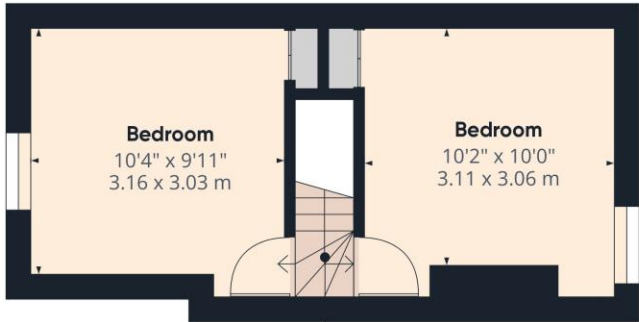








Ground Floor



Landing

Floor 1

Approximate total area<sup>9</sup>  
549.54 ft<sup>2</sup>  
51.05 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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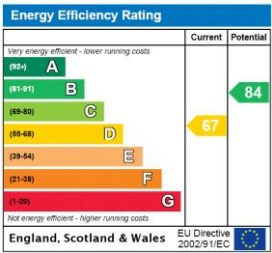
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Term:**

**Service Charge:** The land in this title is subject to a perpetual yearly rent charge of £1.50 which with others was created by a Conveyance dated 16 April 1889 made between(1) George Palmer and (2) The peoples Investment Company Limited.

**Ground Rent:**



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