



Pell Street, Reading, RG1 2NX

OFFERS IN EXCESS OF £450,000 *Freehold*



KEY FEATURES

Four-Bedroom Victorian Home With Closed Onward Chain

Introducing this substantial and versatile four-bedroom Victorian home, ideally positioned within easy reach of Reading town centre and the train station, and offered with the advantage of a closed onward chain.

Arranged over three floors, the property provides generous and flexible accommodation ideally suited to modern family living. The ground floor comprises a spacious living room, separate dining room and a recently refitted kitchen.

The upper floors provide four double bedrooms together with an impressive family bathroom, featuring a freestanding roll-top bathtub and his-and-hers hand basins.

Carefully maintained and improved by the current owners, the property retains a wealth of attractive period character, including feature fireplaces and traditional detailing throughout.

Outside, the generous west-facing rear garden provides an excellent extension of the living space, with separate areas for relaxing, dining and entertaining.

Residents' permit street parking is available locally.

Combining the character and proportions of a Victorian home with a highly convenient location and the significant benefit of a closed onward chain, early viewing is strongly recommended.

- Four Double Bedrooms
- Versatile Accommodation Over Three Floors
- Closed Onward Chain
- Recently Refitted Kitchen
- Two Separate Reception Rooms
- Impressive Five-Piece Family Bathroom
- Freestanding Roll-Top Bathtub
- Many Attractive Period Features
- Generous West-Facing Rear Garden
- Residents' Permit Street Parking
- Easy Access to Reading Town Centre &
- Walking Distance of Reading Train Station

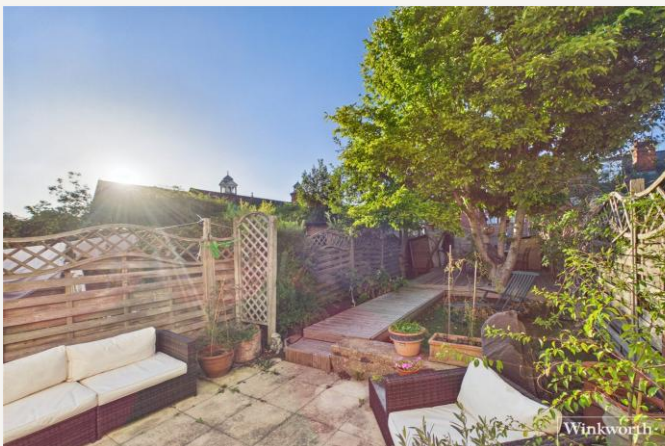
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MATERIAL INFO

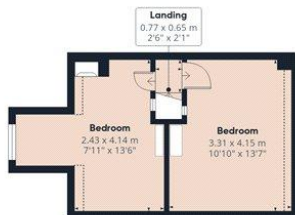
Tenure: Freehold
Council Tax Band: C
EPC rating: D



Ground Floor



Floor 1



Floor 2



GLA^m
140.11 m²
1508.15 ft²

Total
140.11 m²
1508.15 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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