



**LORNE STREET, READING, BERKSHIRE, RG1 7YN**  
**£1,950 PER MONTH UNFURNISHED**

**A CHARMING THREE/FOUR BEDROOM VICTORIAN TERRACE HOUSE WITHIN WALKING DISTANCE OF READING TOWN CENTRE AND TRAIN STATION.**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

A charming three/four bedroom Victorian terrace house within walking distance of Reading town centre and train station, Set over three floors the property offers flexible accommodation comprising of a lounge and separate kitchen to the ground floor, to the first floor there are three bedrooms, the basement has the family bathroom, study and further reception room which could also be used as a bedroom. The property has just been re-painted throughout and re-carpeted, further benefits are gas central heating, on road permit parking and a private patio garden. Available now, Unfurnished.



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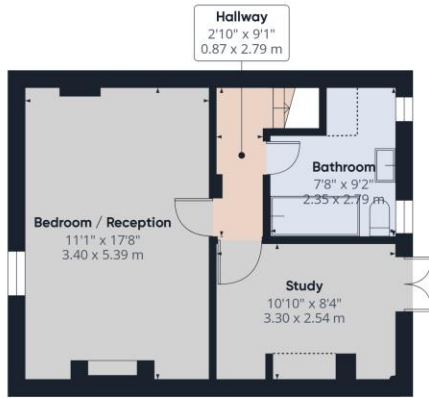




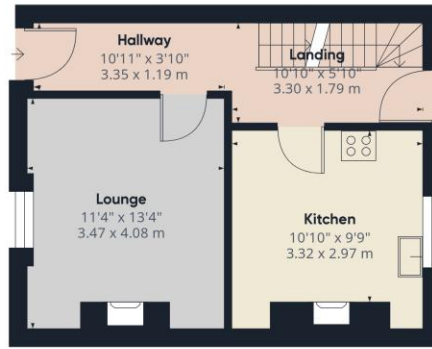
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Ground Floor



Floor 1



Floor 2

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**Approximate total area<sup>(1)</sup>**

1059.08 ft<sup>2</sup>  
98.39 m<sup>2</sup>

**Reduced headroom**

12.21 ft<sup>2</sup>  
1.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Deposit: £2,250.00**

**Holding Deposit: £450.00**

**Council Tax Band: C**

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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