



Hart Street, Reading, RG1 7PG

Offers in Excess of £300,000 *Freehold*



A two bedroom characterful home close to amenities and tucked away in a peaceful cul-de-sac within the ever-popular RG1 postcode, this charming and characterful home is ideally positioned for easy access to Reading's mainline and West stations, the town centre, and the Oracle shopping complex—making it a perfect choice for first-time buyers or investors alike. Arranged over three floors, the property features a welcoming living room with stripped wooden floors and a cosy wood burner, a dining room with a superb period fireplace, and a stylishly refitted kitchen opening out to a delightful courtyard garden. Upstairs offers two comfortable bedrooms, while the top floor hosts a spacious and beautifully finished bathroom. Full of warmth, character, and modern touches, this wonderful home comes highly recommended by the vendor's sole agents, Winkworth.

KEY FEATURES

- Charming two-bedroom character home tucked away in a quiet RG1 cul-de-sac
- Convenient for Reading mainline and West stations, town centre, and The Oracle
- Cosy living room with stripped wooden floors and a wood burner
- Elegant dining room with a striking period fireplace
- Contemporary refitted kitchen opening to a private courtyard garden
- Two well-proportioned bedrooms filled with natural light
- Spacious, beautifully refitted top-floor bathroom
- Ideal for first-time buyers or investors – viewing highly recommended by Winkworth



Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





MATERIAL INFO

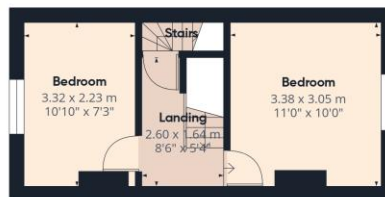
Tenure: Freehold

Council Tax Band: B

EPC rating: To be confirmed



Ground Floor



Floor 1



Floor 2

Approximate total area^m

61.4 m²
662 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.