



St Johns Street, Reading, RG1 4EH

OFFERS IN EXCESS OF £325,000 *Freehold*

2  2  1 

Versatile Two Bedroom Victorian House Set across Four Floors Town To Train Station & Town Centre

A versatile Victorian terrace home, arranged over four floors and located within easy reach of Reading town centre, the mainline train station, and the Royal Berkshire Hospital.

The lower ground floor features a spacious, well-appointed kitchen, while the ground floor offers a charming dining room and a generous living room with access to a surprisingly large fully enclosed rear garden.

Upstairs, the first floor comprises the master bedroom and a bathroom with separate WC. The second floor provides a further bedroom with built-in storage, large enough to accommodate two single beds.

With its period character, practical layout, and desirable location, this property is an ideal choice for those seeking both charm and convenience.

Viewing is highly recommended.

KEY FEATURES

- Two Bedroom Victorian House
- Versatile Set Across Four Floors
- Spacious Fully Enclosed Rear Garden
- Two Reception Rooms
- Family Bathroom With Separate WC
- Close To Town Centre & Train Station
- Eldon Square Conservation Area
- Lower Ground Floor Kitchen
- Permit Street Parking

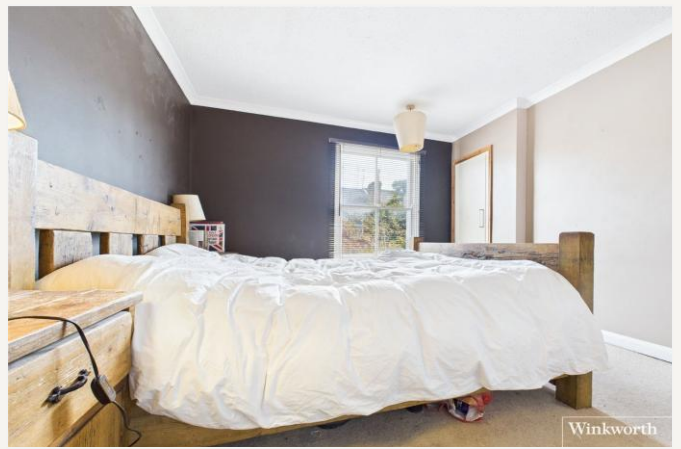


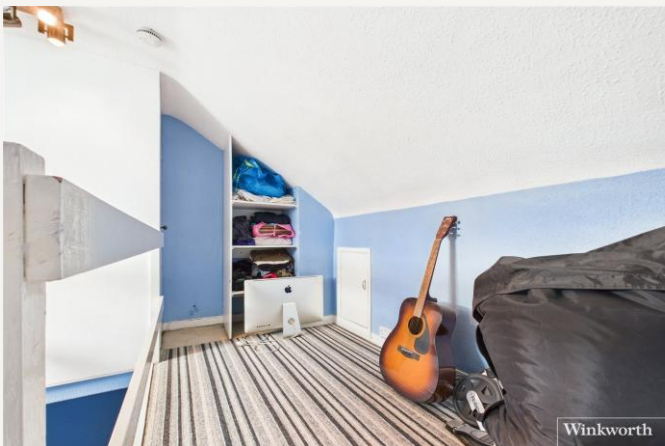
Reading

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MATERIAL INFO

Tenure: Freehold

Council Tax Band: C

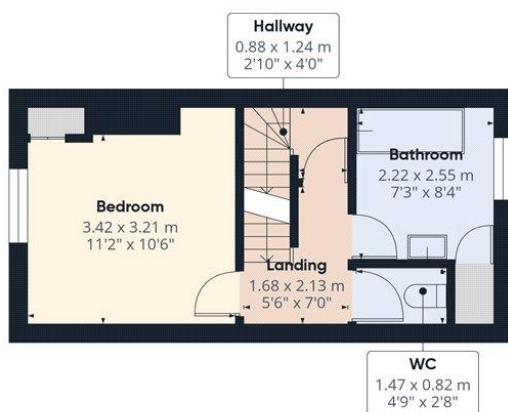
EPC rating: D



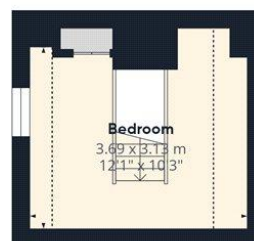
Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

67.9 m²
731 ft²

Reduced headroom

3.3 m²
36 ft²

(1) Excluding balconies and terraces

Reduced headroom

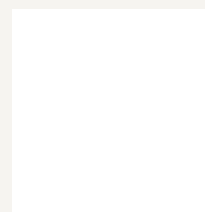
Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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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