

CLIFTON STREET, READING RG1
OFFERS IN EXCESS OF £360,000 FREEHOLD

ATTRACTIVE THREE BEDROOM VICTORIAN DOUBLE BAY FRONTED TERRACE HOUSE IN THE RUSSELL STREET CONSERVATION AREA OFFERED WITH NO ONWARD CHAIN

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

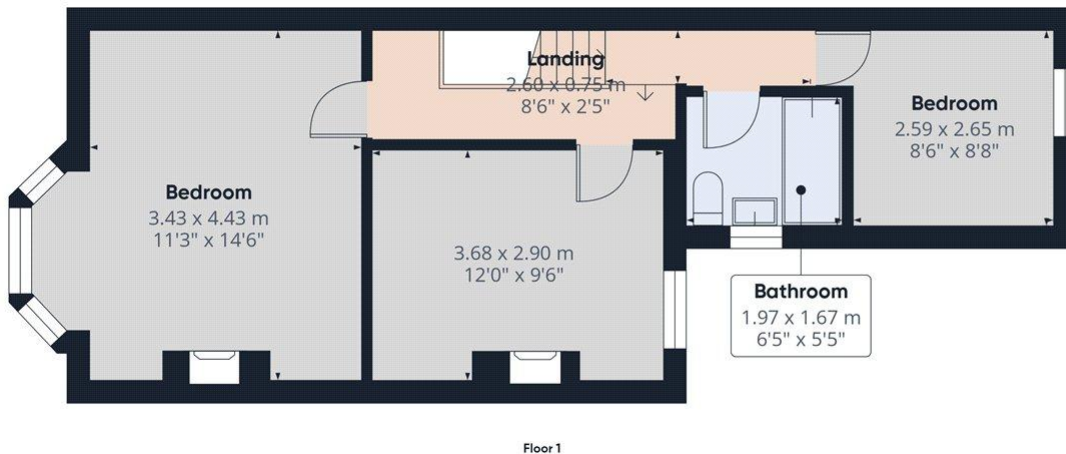
Offered with no onward chain, this exceptional rarely available double bay fronted Victorian terrace house is located in the prestigious Russell Street Conservation area. The property showcases three generously sized bedrooms, a recently renovated first-floor bathroom, two reception rooms, and a spacious kitchen/breakfast room. This charming home presents a perfect opportunity for those seeking a blend of traditional character and modern convenience. The property benefits from a prime location, with easy access to local amenities, parks, and top-rated schools. With its elegant period features and contemporary updates, this property is sure to impress. Do not miss out on the chance to own this stunning Victorian terrace. Contact us today to schedule a viewing.

AT A GLANCE

- No Onward Chain
- Bay Fronted Victorian Terrace House
- Three Well Proportioned Bedrooms
- Close To Reading West Train Station (0.4m) & Reading Mainline Station (0.8m)
- Close To Town Centre
- Located In The Russell Street Conservation Area
- Residents Permit Street Parking
- Fully Enclosed Garden
- Two Reception Rooms







Winkworth

Approximate total area⁽¹⁾

93.8 m²
1010 ft²

Reduced headroom

0.7 m²
7 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

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		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

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.

Winkworth

Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

winkworth.co.uk

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.