

**Samuel  
James**  
ESTABLISHED 1991

Residential Sales & Lettings

**Victoria Street  
READING  
Berkshire  
RG1 4NQ**

**£300,000  
(Freehold)**

. Freehold

. Terraced house

. Two plus one bedroom house

. 0.8 miles from Reading Station



## Description

A very well-maintained two plus one terraced house located on a very quiet residential street in a sought after conservation area of central Reading.

The house offers easy access to the university, Royal Berkshire Hospital, The Oracle and central Reading train station.

EPC rating: D 64

The house comprises of...

### GROUND FLOOR

- Lounge
- Dining room
- Kitchen
- Bathroom

### FIRST FLOOR

- Bedroom one
- Bedroom two
- Dressing room

### Further benefits include

- Enclosed rear garden
- Double glazed windows throughout
- Gas central heating
- Built-in sound system throughout the house

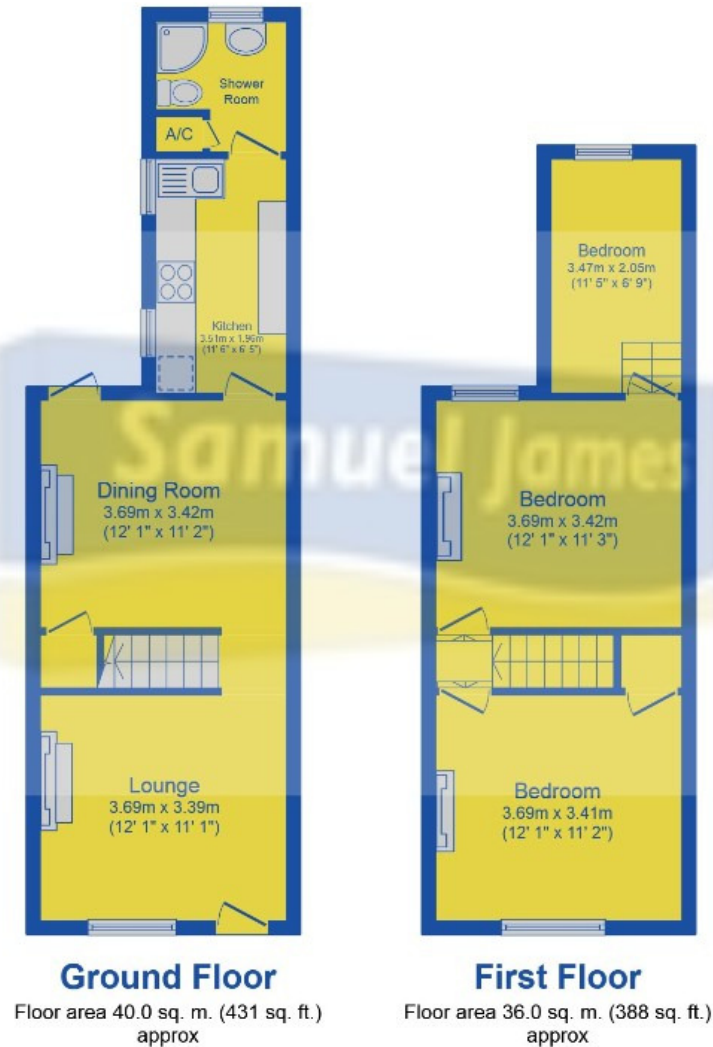
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Total floor area 76.0 sq. m. (818 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan created for Samuel James Estate Agents.

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**SAMUEL JAMES**

