



**SCHOOL TERRACE, BERKSHIRE, RG1 3LS  
OFFERS IN EXCESS OF £400,000 FREEHOLD**

**A THREE BEDROOM VICTORIAN TOWN HOUSE  
WITH FLEXIBLE ACCOMMODATION OVER FOUR  
FLOORS IN THIS CONVENIENT LOCATION**

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### DESCRIPTION:

A characterful three bedroom Victorian terrace house with flexible living accommodation arranged over four floors. Set in this sought after road which runs parallel to the Kennet and Avon canal just over a mile from Reading town centre. Walk along the canal to Reading station or the River Thames which is just metres away and benefit from excellent transport links with the and Palmer park a short walk. The property is well presented throughout and has been extended to the rear on the ground floor creating the real feature of the house which is the lovely kitchen/diner/family room with a integrated appliances and a roof light with helps to create a bright comfortable living space. The ground floor has two further reception rooms and there is a fully tanked basement which is currently used as a study. On the first floor there are two double bedrooms and a shower room and a further bedroom and bathroom on the top floor. To the rear of the house there is a private garden measuring approximately 45 ft in length with entertaining areas both at the end of the garden and directly to the rear of the house and a lawn with mature flower beds in between. This lovely characterful home would suit a young family or a first time buyers desiring to live in a close proximity of local amenities and with easy access to the Town Centre. Central London can be reached within 45 minutes.

### AT A GLANCE

- Three Bedroom Victorian Town House
- Walk Along River Kennet to Town Centre
- Accommodation Over 4 Floors
- Three Bedrooms
- Study in Basement
- First Floor Shower Room
- Second Floor Bathroom
- Contemporary Fitted/Kitchen/Family Room

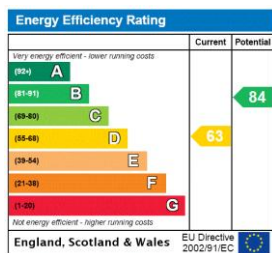








This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

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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