



Haslams are delighted to bring to the market this charming family home, situated on a popular road in Southcote, offering convenient access to Reading town centre, local schools, and a range of nearby shops. The property features a spacious living room leading through to a bright sun room, alongside a well-appointed kitchen, utility room, garage, and a convenient ground-floor WC. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC. To the rear, the property benefits from a private, enclosed west-facing garden with a patio area leading onto the lawn. A further advantage is the immediate access to the adjoining allotments, where the current owner rents a plot.

Offered to the market with no onward chain, this is an excellent opportunity for families and buyers seeking a well-located home.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- No onward chain
- 3 Bedrooms
- 2 Reception rooms
- Easy access to schools and amenities
- Westerly facing garden with patio
- Garage and cloakroom





Council tax band C

Council-

Additional information:

Parking

There is off-road parking and a garage at the front of the property

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

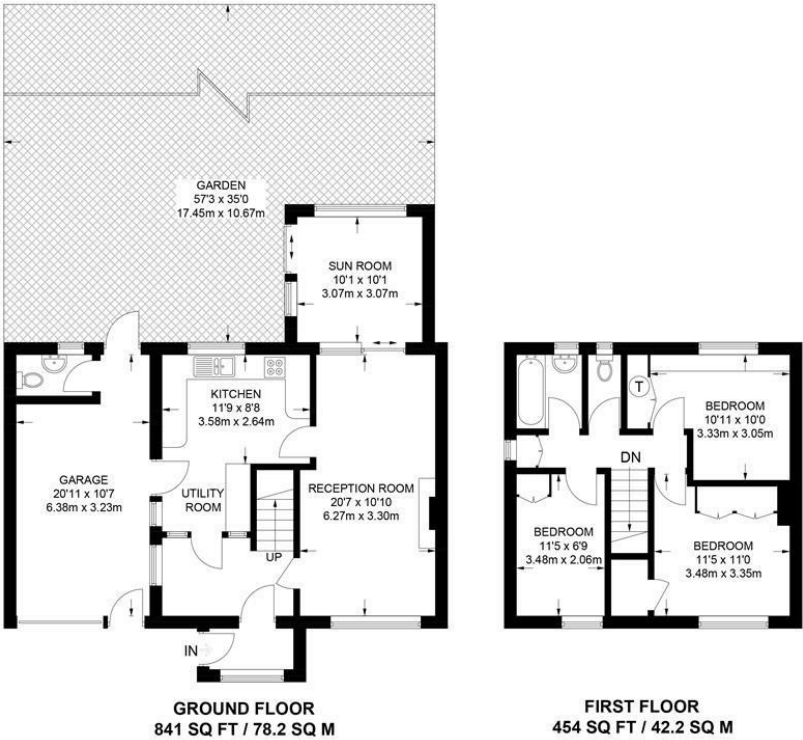
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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