



A charming bay-fronted inner terrace home, set on a popular residential road close to the River Thames and within walking distance of Reading mainline station and Caversham centre. Well presented and neatly maintained throughout, the property offers balanced and practical accommodation ideal for first-time buyers, professionals or investors. The ground floor features two separate reception rooms, providing flexible living and dining space, alongside a fitted kitchen and a modern bathroom suite. Upstairs, there are three bedrooms, offering versatility for family life, guests or home working. To the rear, a lawned garden provides a private outdoor space with scope for personalisation. Offered for sale with no onward chain, this home enjoys a highly convenient setting, just a short stroll from the shops, cafés and restaurants of Reading and Caversham, excellent transport links including the mainline station, and the open green spaces of Christchurch Meadows, with picturesque riverside walks along the Thames close at hand. A superb opportunity to secure a well-located home in one of the area's most accessible and desirable positions.

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

sales@haslams.net
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- 3 Bedrooms
- Living room
- Dining room
- Fitted kitchen with oven & hob; Ground floor bathroom
- Established garden; Double glazed
- No chain





Council tax band C

Council- RBC

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

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"

The sale of the property is subject to the executors obtaining the title registration form Land Registry

Flooding

We understand the surface water flood risk summary for the area around the property is considered medium however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

Garden

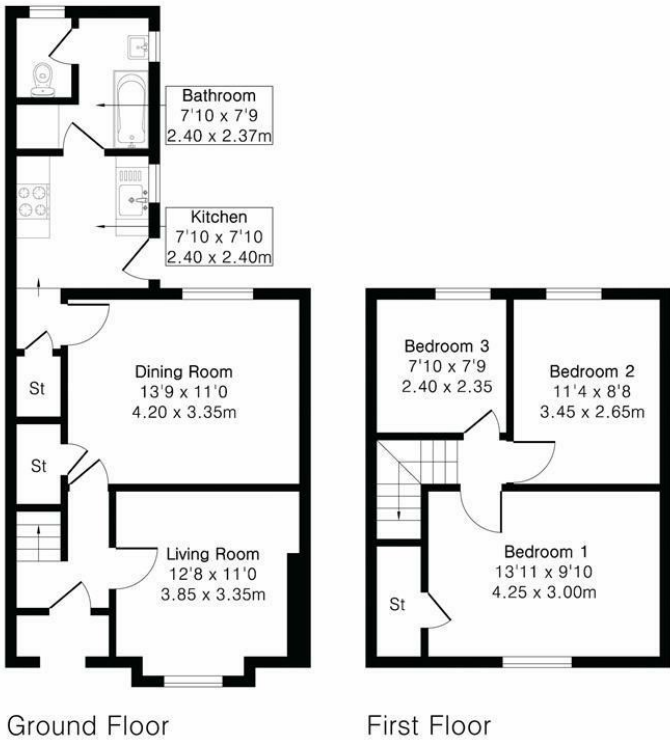
The garden is lawned with a patio area and pathway leads to the rear.

Floorplan

Approximate Gross Internal Area 855 sq ft - 79 sq m

Ground Floor Area 497 sq ft – 46 sq m

First Floor Area 358 sq ft – 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.