



Located in the highly desirable University area of Reading, this attractive bay-fronted terraced residence offers spacious and well-appointed accommodation, presented to a high standard throughout.

The property benefits from a prime position within close proximity to Reading town centre and enjoys convenient access to a wide range of local amenities, including independent eateries, shops, and excellent public transport connections.

Internally, the ground floor comprises a generously proportioned open-plan living and dining area, featuring a characterful fireplace and ample natural light. To the rear, a well-equipped galley-style kitchen provides practical and efficient use of space, with a range of fitted units and integrated appliances.

The first floor accommodates two sizeable double bedrooms and a modern family bathroom, all presented in good decorative order.

Externally, the rear garden has been thoughtfully landscaped and includes a patio area ideal for outdoor entertaining. The garden leads to a versatile insulated outbuilding, which benefits from mains power and wifi access and offers potential for use as a home office, studio, or additional storage space.

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



- University area
- Period feature
- 2 Double bedrooms
- 1st Floor bathroom
- Landscaped garden with outbuilding
- Open plan living area





Council tax band C

Council- Reading

Additional information:
Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom): Fibre to the premises (FTTP)

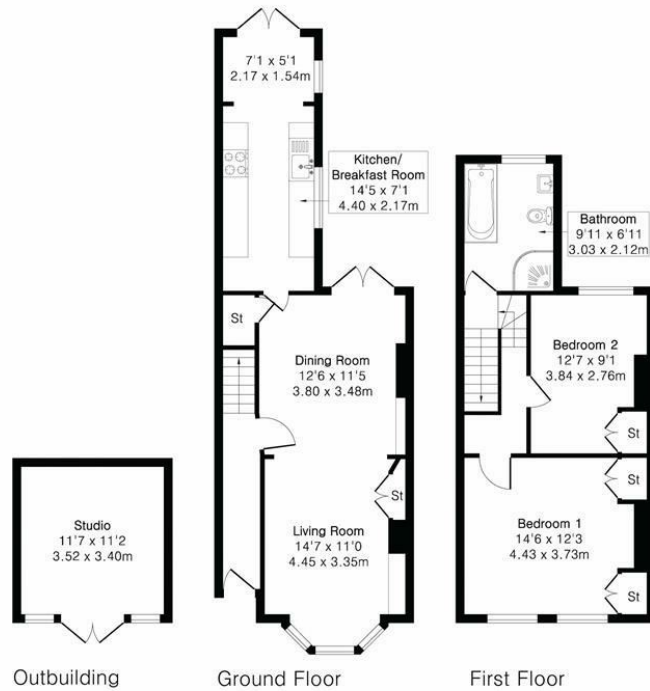
Mobile phone coverage

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"

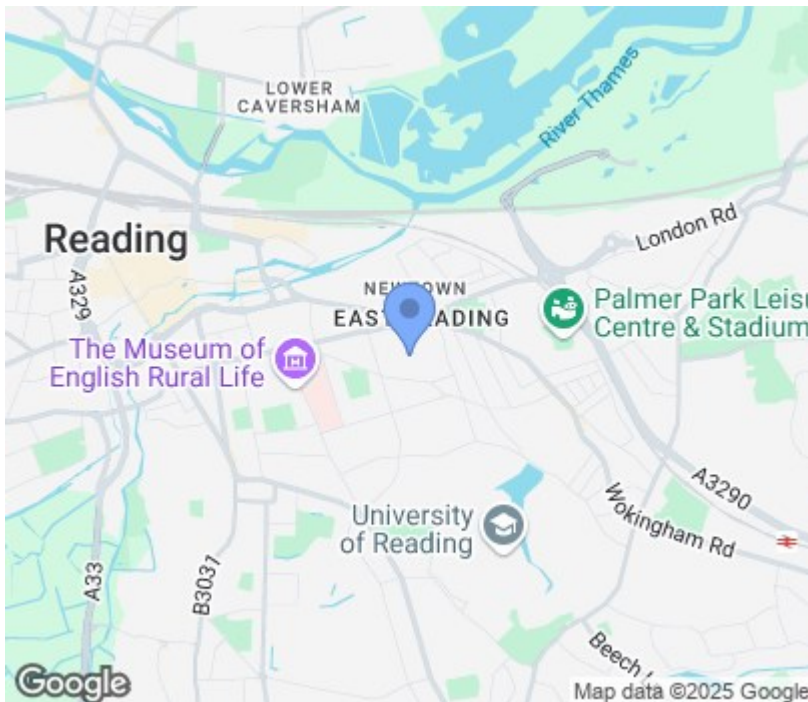
Floorplan

Approximate Gross Internal Area 932 sq ft - 87 sq m (Excluding Outbuilding)

Ground Floor Area 506 sq ft – 47 sq m
 First Floor Area 426 sq ft – 40 sq m
 Outbuilding Area 129 sq ft – 12 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	74
(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.