



Offered to the market is this 6-bedroom HMO property, which was netting £2650 PCM with tenants in situ. The property is conveniently located east of Reading town centre, which provides easy access to the Thames Valley business park, public transport links, and other local amenities.

Comprising 6 independent bedrooms, one of which benefits from an ensuite shower, 2 shower rooms, and a 12ft kitchen/breakfast room. To the rear of the property is a low-maintenance patio garden with storage.

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



- 6 bedroom HMO with vacant possession
- Achieved £2650 PCM
- 2 Shower rooms
- 1 ensuite bedroom
- Low maintenance garden
- Easy access to local amenities





Council tax band B

Council- Reading

Additional information:

Parking

On-street parking requires resident

Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

by Reading Borough

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

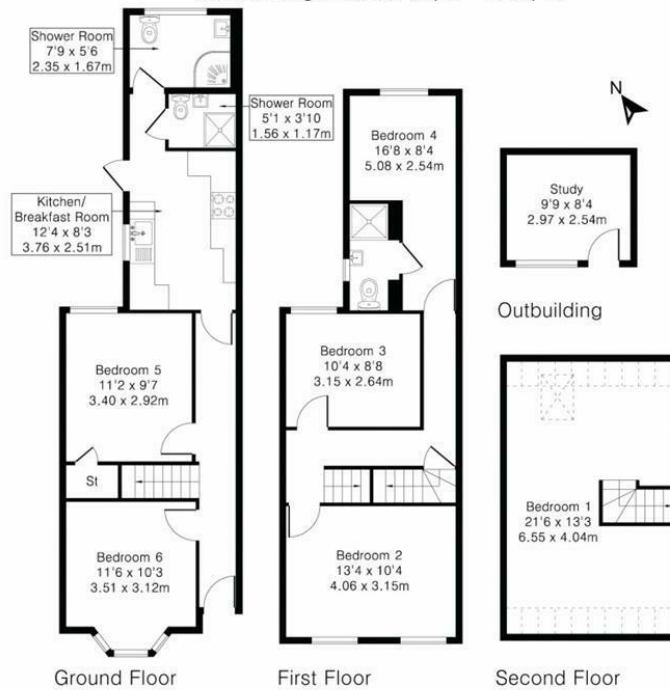
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

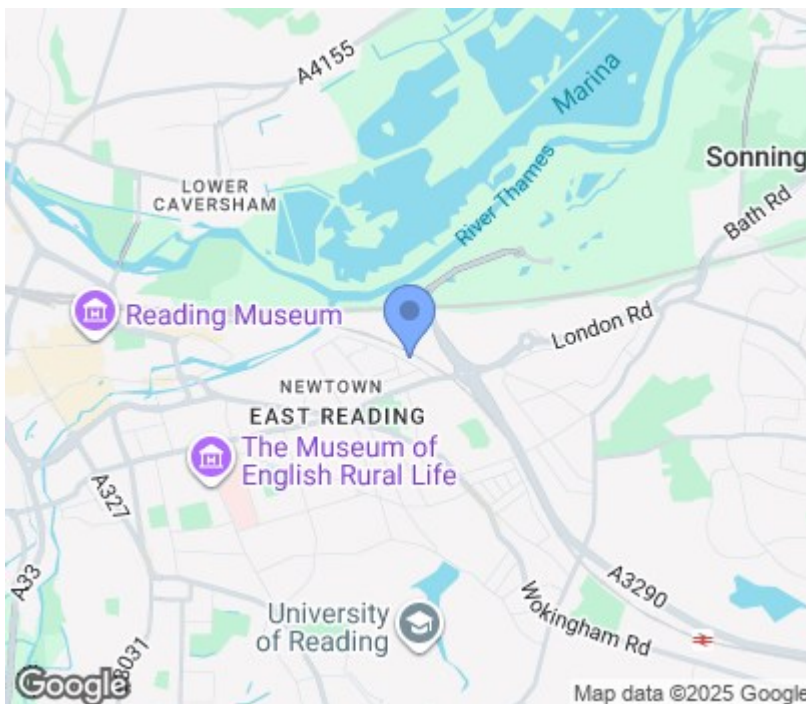
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

# Floorplan

Approximate Gross Internal Area 1308 sq ft – 122 sq m  
 Ground Floor Area 506 sq ft – 47 sq m  
 First Floor Area 463 sq ft – 43 sq m  
 Second Floor Area 258 sq ft – 24 sq m  
 Outbuilding Area 81 sq ft – 8 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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			85
(69-80) C			
(55-68) D		68	
(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.