



A beautifully presented bay-fronted Victorian terrace, located in the sought-after West Reading area. This charming home combines period character with modern convenience and is within easy reach of independent shops, West Reading station, and the town centre. The property features two generously sized reception rooms, both filled with natural light and showcasing elegant period features, creating a welcoming and versatile living space. The refitted galley kitchen is efficiently designed, providing a practical and stylish space for cooking. Two contemporary bathrooms offer modern comfort and convenience. At the rear, a privately enclosed garden provides a peaceful outdoor retreat, complete with a decking area ideal for relaxing or entertaining. This home offers a wonderful opportunity to enjoy a period property in a prime location, blending character, modern updates, and convenience.

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

sales@haslams.net
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- 2 double bedrooms
- 2 bathrooms
- Period features
- Bay fronted terrace
- Easy access to amenities
- West Reading location





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

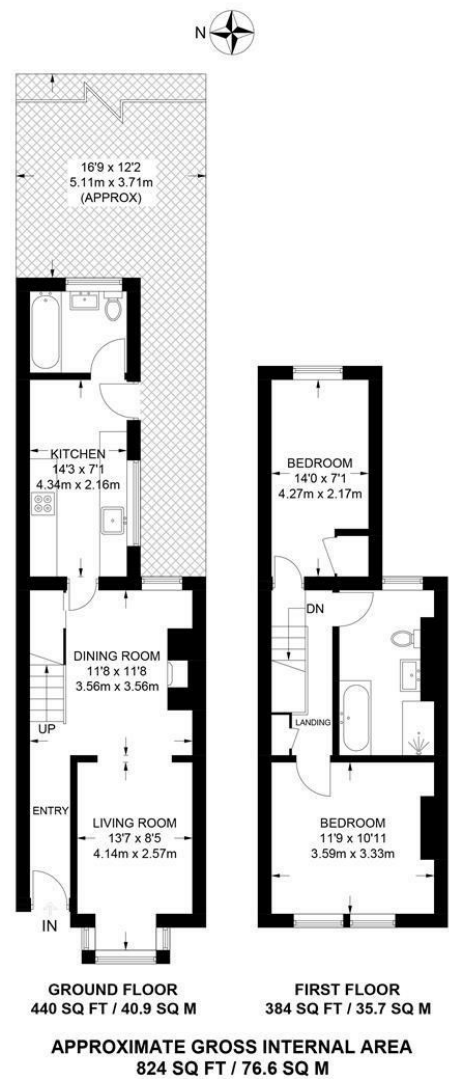
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



This plan has been drawn for illustrative and identification purposes only.



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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	67	
(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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