



Just to the west of the town centre and conveniently located close to transport links is this attractive bay-fronted Victorian terraced home. The ground floor features a light and airy through lounge and dining room, leading through to a fitted kitchen and three-piece bathroom. On the first floor are three well-proportioned bedrooms, while to the rear is an enclosed lawned garden. The location is particularly convenient, within walking distance of Reading's vibrant town centre, the mainline railway station and Reading West Station, as well as a range of nearby convenience stores and local amenities. Offered for sale with no onward chain.

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

sales@haslams.net
0118 960 1000



- Period bay fronted terrace home
- Three double bedrooms
- Excellent transport links
- No onward chain
- Well presented throughout
- Gas central heating





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, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

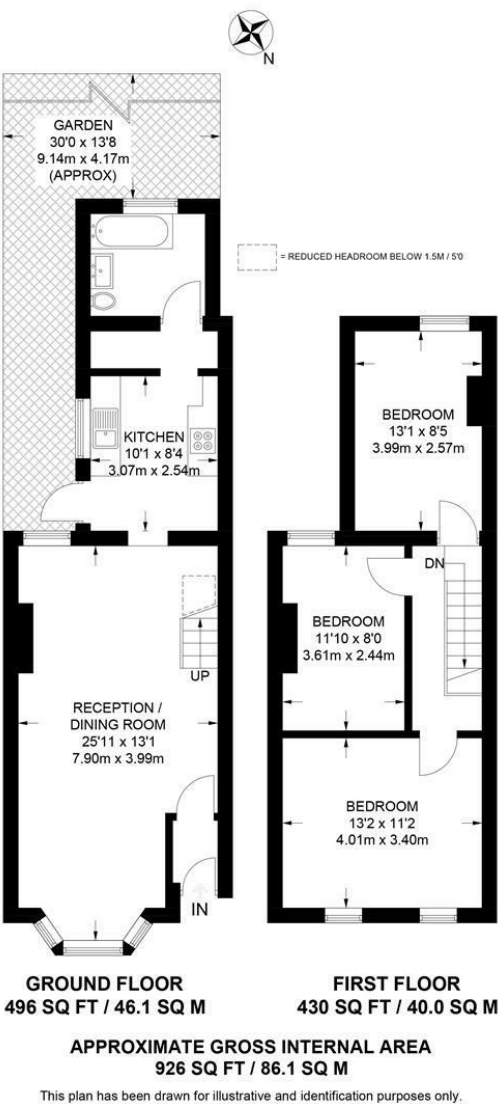
Broadband connection available (information obtained from Ofcom):

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		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.