



Situated in the popular suburb of Southcote on the south-western fringes of Reading, this well-maintained 1950s mid-terrace home offers flexible accommodation arranged over three floors. The property features three bedrooms, complemented by a converted loft providing a versatile home office or study, ideal for modern living. The ground floor centres around a bright dual-aspect sitting and dining room, which flows through to a generously proportioned kitchen overlooking the rear garden. A separate breakfast room provides additional flexibility and, with its own independent front entrance, could lend itself to a variety of uses, including a home office, hobby room or family space. Outside, the rear garden is predominantly laid to lawn and benefits from two useful storage sheds. Having been carefully maintained by the current owners, the property offers an excellent opportunity for an incoming purchaser to personalise and enhance the accommodation to suit their own style and requirements. Southcote is a well-established residential area, popular with families and commuters alike. The property is conveniently positioned for a selection of highly regarded primary and secondary schools, while nearby Prospect Park, the Holy Brook and the River Kennet provide an abundance of green open space and walking routes. Local shops and supermarkets are within walking distance, together with regular bus services to Reading town centre. Junction 12 of the M4, Calcot Retail Park, Reading West station and Reading's mainline station are all easily accessible, offering excellent connections for both road and rail commuters.

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

sales@haslams.net
0118 960 1000



- 3 Bedrooms and loft conversion with Building Regulations for study/home office space
- Dual aspect Lounge/diner
- Kitchen with garden outlook and access
- Breakfast room with separate door to front
- Lawned garden; Driveway parking
- Electric heating: Double glazed; No onward chain





Council tax band C

Council- RBC

Garden

A good-sized lawned garden with a concrete patio and a pathway leads to the rear with two useful storage sheds.

Additional information:

Parking

The property has driveway parking.

Property construction – Standard form

Services:

Gas – supply to house but not connected

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Broadband connection available (information obtained from Ofcom):

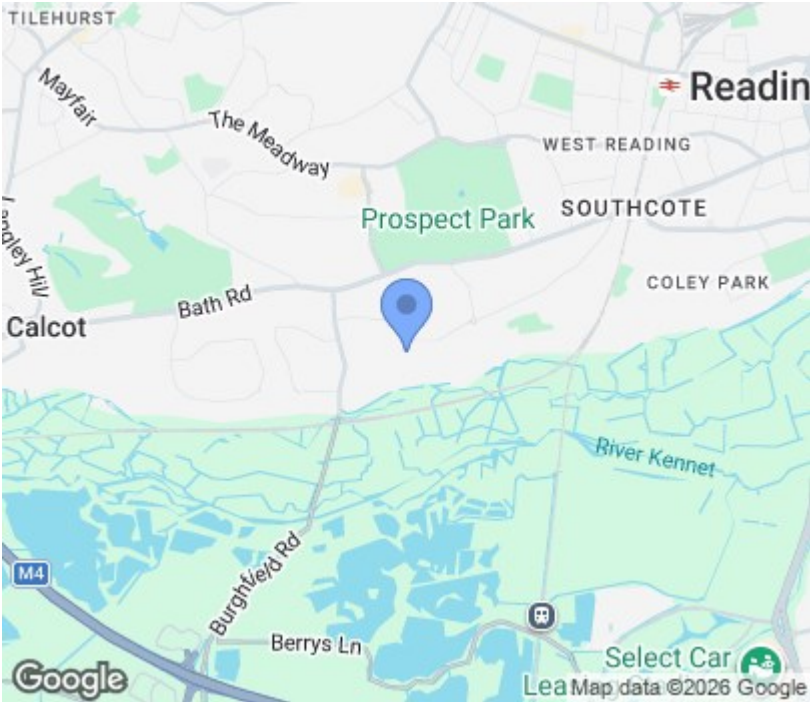
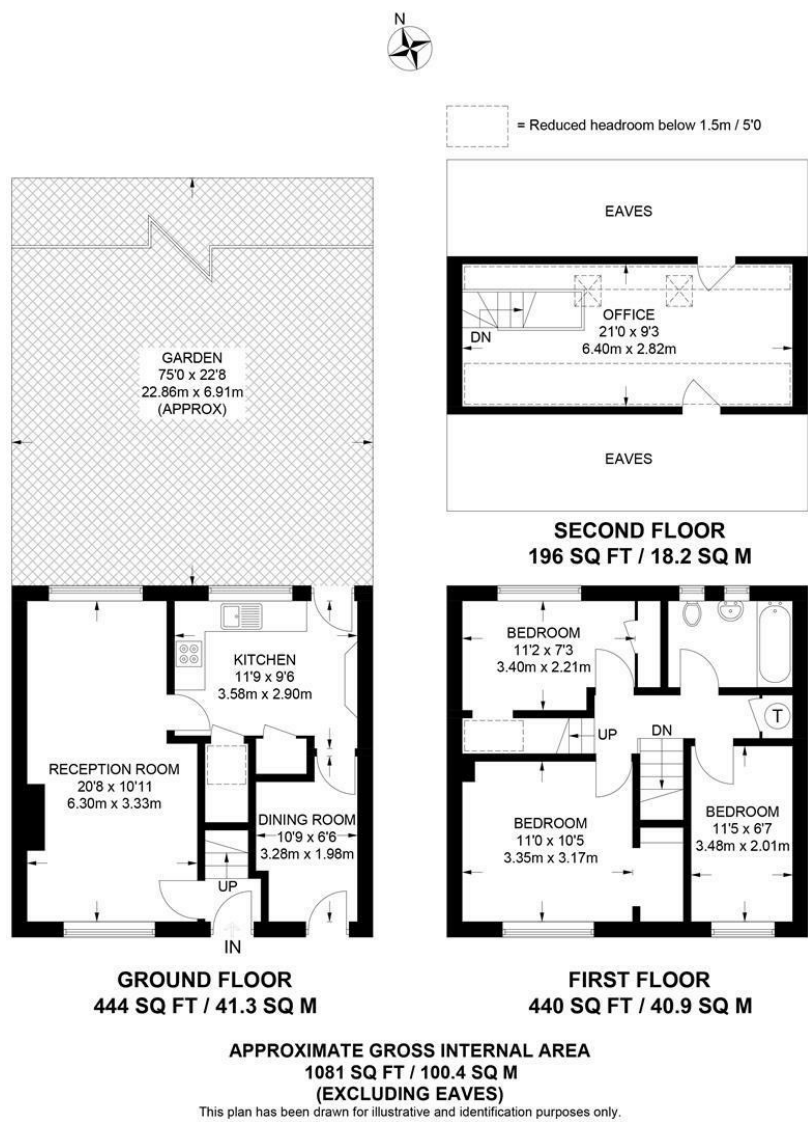
Ultrafast – Fibre to the premises (FTTP)

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 property had a loft conversion in 1989 which has building regulations for use as a study, it would require additional work to satisfy the fire regulations to be considered as a bedroom.

Floorplan



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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		
(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.