

Auckland Road

£285,000

**HASLAM'S**  
Sales

Reading, RG6 1NY



A charming and well-presented two-bedroom Victorian bay-fronted terrace offered to the market with no onward chain. This attractive home features two spacious reception rooms, including a dining room leading through to a well-sized kitchen, creating a practical and inviting living space. Upstairs offers two well-proportioned double bedrooms and a family bathroom. Full of character and well balanced throughout, this property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Well presented end terrace
- 2 Reception rooms
- 2 Bedrooms
- First floor bathroom
- Period features
- No onward chain





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](http://reading.gov.uk) "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

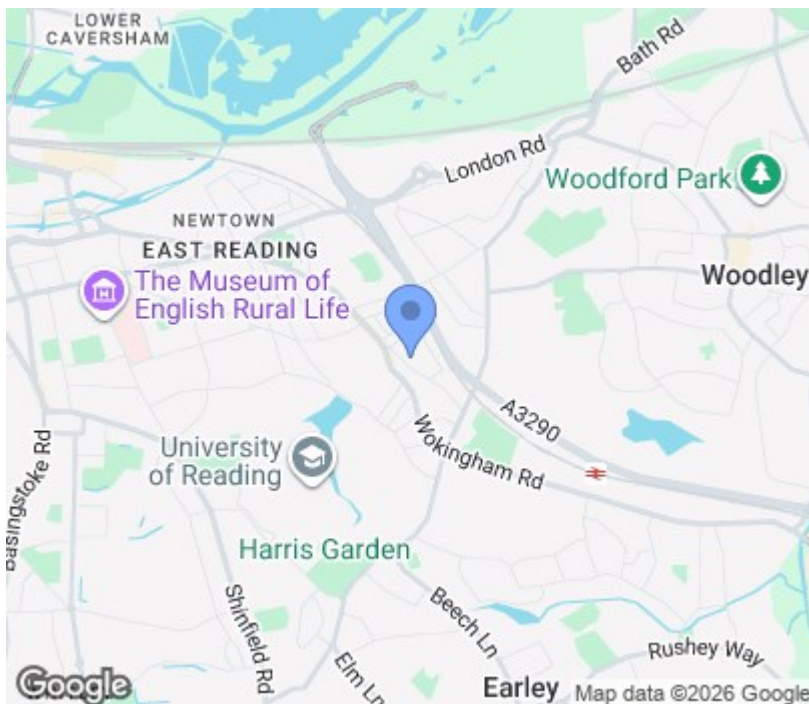
Broadband connection available (information obtained from Ofcom):

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



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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	70	77
(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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