



Situated in a popular South Reading location, this well-presented three-bedroom mid-terrace home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, growing families or those looking to upsize. The accommodation comprises an entrance hall, a bright sitting room, separate dining room, fitted kitchen and a useful lean-to providing additional storage and utility space. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from ample off-road parking to the front and a generous west-facing rear garden, ideal for relaxing, entertaining and enjoying the afternoon and evening sun. A substantial detached outbuilding offers excellent versatility and could be used as a home office, gym, studio, workshop or for additional storage. Conveniently located close to local amenities, well-regarded schools, regular bus routes and with excellent access to Reading town centre, Reading and Green Park.

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

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0118 960 1000



- Popular South Reading location
- 3 Bedrooms & 2 Reception rooms
- Westerly facing garden with storage unit
- Cloakroom
- Ample off road parking
- No onward chain





Council tax band

Council-

Additional information:

Parking

The property has a driveway with parking for multiple vehicles

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

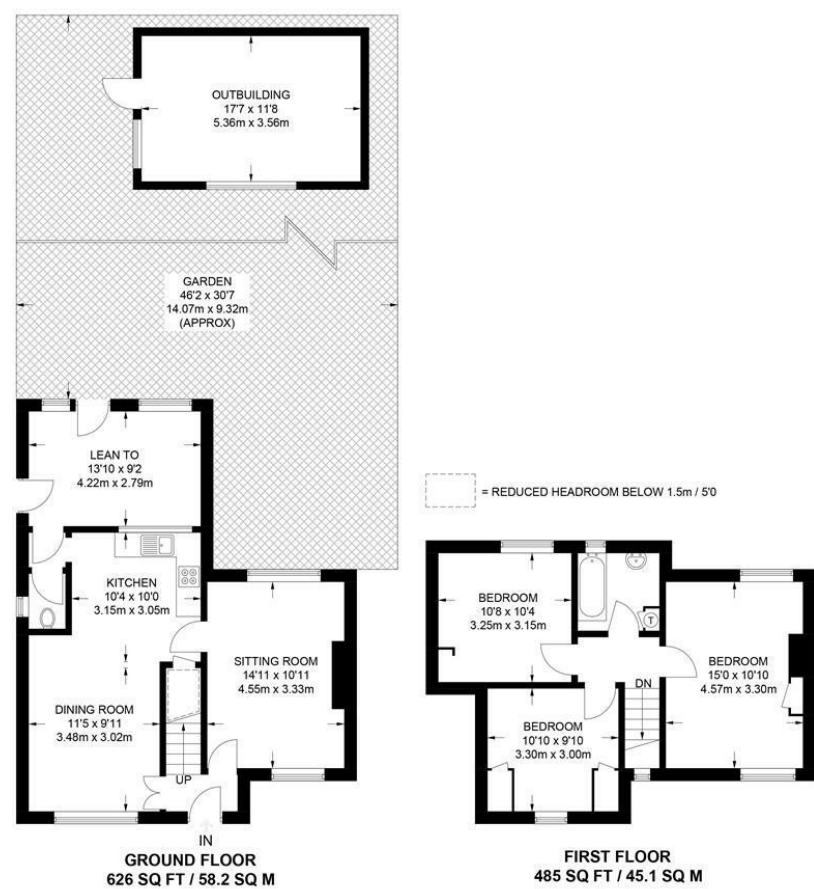
Broadband connection available (information obtained from Ofcom):

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	65	79
(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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