



Situated on the outskirts of Reading town centre, this well-presented and thoughtfully modernised home offers attractive accommodation arranged over two floors. The ground floor provides two separate reception rooms, both benefiting from feature fireplaces, along with a refitted kitchen offering ample storage and a well-appointed shower room. To the first floor are two double bedrooms, with the principal bedroom benefiting from a refitted en-suite bathroom featuring both a shower and jacuzzi bath. To the rear, the property enjoys a tiered garden arranged with a patio area and raised decking, providing a versatile outdoor space for relaxing and entertaining. Ideally positioned for easy access to Reading town centre and its wide range of shops, restaurants and amenities, this attractive home combines period character with modern improvements throughout.

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

sales@haslams.net
0118 960 1000



- Central location
- Well presented terrace
- Refitted ensuite bathroom
- 2 double bedrooms
- West facing garden
- Refitted Kitchen





Council tax band B

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"

The property is located within the area identified by Reading Borough Council that required remedial treatment as part of the chalk mine ground investigations and ground stabilisation scheme between 2010-2012.

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		

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