



This well-presented two-bedroom terraced home offers the perfect blend of period charm and modern living, set in a highly desirable location just moments from Reading town centre, The Oracle shopping and dining complex, and scenic riverside walks.

Inside, the property boasts two generous double bedrooms, two versatile reception rooms, a stylish refitted kitchen, and a modern family bathroom. Character features throughout add warmth and personality, while contemporary updates ensure comfort and convenience.

To the rear, a private, low-maintenance garden with raised beds provides an ideal space for outdoor entertaining.

Residents benefit from excellent transport connections, including a regular bus service and Reading mainline station, which offers fast links to London via the Elizabeth Line—making it perfect for commuters.

A charming home in a prime location – early viewing is strongly advised.

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

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- Well presented terrace
- 2 double bedrooms
- Refitted Kitchen
- 2 Reception rooms
- Central location
- Close to riverside walks







Council tax band B

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](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):

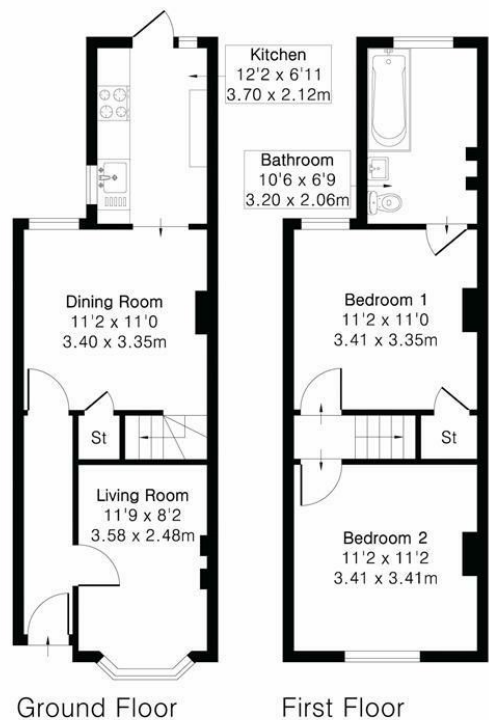
Superfast – Fibre to the cabinet (FTTC)

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

Approximate Gross Internal Area 715 sq ft - 66 sq m  
Ground Floor Area 357 sq ft – 33 sq m  
First Floor Area 358 sq ft – 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S  
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(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.