



Positioned within a small and discreet development on the fringes of Reading town centre, this well-presented end-of-terrace townhouse is offered for sale with no onward chain. Recently redecorated throughout, the accommodation is bright and thoughtfully arranged. The ground floor is centred around a living room with a dining space, with a door opening directly onto a private south-facing garden, creating a seamless connection between the interior and outdoor space. The adjoining kitchen is fitted with an integrated oven and hob and features a practical breakfast bar for informal dining. Upstairs, the first floor comprises a spacious double bedroom and a three-piece bathroom with shower.

The property enjoys a highly convenient setting, within easy reach of Reading West and mainline station with the Elizabeth line, regular bus services and the vibrant amenities of Reading town centre, making it ideally suited to first-time buyers, professionals and investors alike.

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

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- Double bedroom
- Living room with laminate floor; Dining area with access to garden
- Kitchen with oven & hob and breakfast bar
- Modern bathroom suite with shower
- South facing garden
- Double glazed; Gas central heating; No onward chain





Council tax band C

Council- Reading

Additional information:

Parking

The property has an allocated parking space with additional communal visitor spaces on a first come first served basis.

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)

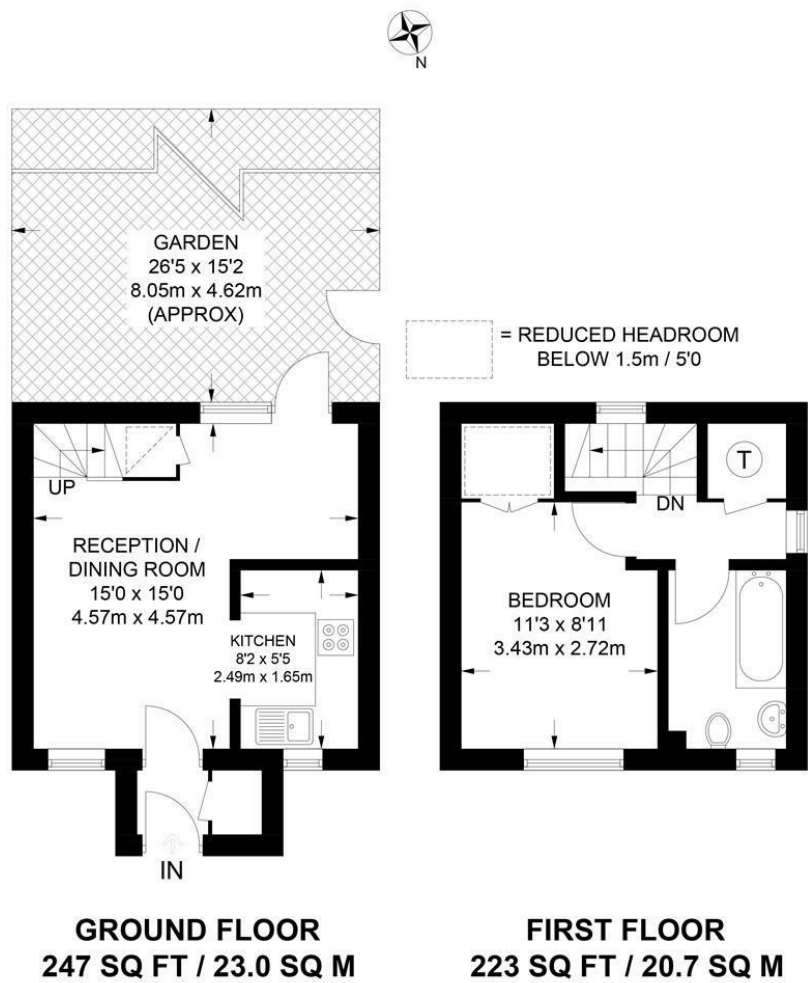
Mobile phone coverage

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”

Garden

Enjoying a southerly aspect with a paved patio and an area of lawn with a pathway to an area of slate chippings at the rear. There is a pedestrian side gate and a useful storage shed.

Floorplan



APPROXIMATE GROSS INTERNAL AREA
470 SQ FT / 43.7 SQ M

This plan has been drawn for illustrative and identification purposes only.



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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	68	77
EU Directive 2002/91/EC		

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