HASLAMS Sales

Belle Vue Road

£410,000

Reading, RG1 7TX

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Tucked away at the end of a quiet no-through road, just moments from the town centre, this exceptional Victorian end-of-terrace home has been thoughtfully extended and meticulously upgraded to create one of the finest homes of its type to come to the market in recent years. The ground floor offers a seamless blend of period charm and contemporary design, with two elegant, interconnecting reception rooms. A high level of specification and attention to detail is evident throughout, including internal shutters, exposed floorboards and a feature log-burning stove in the living room. To the rear, a beautifully appointed kitchen provides a stylish and functional space, with bifold doors opening onto a landscaped, low-maintenance garden, ideal for both entertaining and everyday living. The accommodation is arranged over three floors, with the addition of a recently completed loft conversion creating a superb second-floor bedroom. This complements two further well-proportioned bedrooms and a contemporary, fully tiled bathroom featuring a separate shower enclosure. Perfectly positioned, the property is within walking distance of both Reading mainline station and Reading West station, as well as the shops, cafés and riverside restaurants of The Oracle.

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

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0118 960 1000

- Three-storey Victorian end of terrace
- 3 Bedrooms; Impressive bathroom suite with shower cubicle
- Living room with internal shutters, exposed floorboards and log burner
- Linked open -plan dining room with exposed floorboards and understairs storage
- Well-equipped kitchen with bifold doors and underfloor heating
- Landscaped part-walled garden with raised planters

Council tax band C

Council- Reading

Garden

The landscaped rear garden is a particular feature with an area of split-level timber decking accessed from the kitchen and ideal for al fresco dining, bordered by a neighbours Grade 2 listed wall to the northern boundary. There is a further rear walled boundary providing privacy and screening and the gravelled garden features raised well-stocked timber planters with a timber storage shed and a mature Eucalyptus tree.

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 with wet underfloor heating to the kitchen

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

Approximate Gross Internal Area 1103 sq ft - 102 sq m

Ground Floor Area 498 sq ft – 46 sq m
First Floor Area 399 sq ft – 37 sq m
Second Floor Area 206 sq ft – 19 sq m

PINK PLAN

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.

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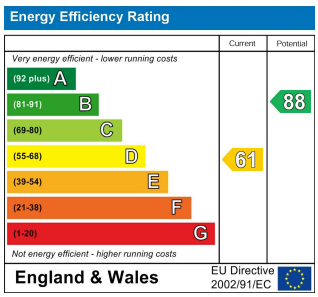

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