



This 2 bedroom Victorian inner terrace is located in a popular West Reading address and offers the opportunity for individual improvement and upgrading as required. The accommodation comprises 2 separate reception rooms, a fitted kitchen and a ground floor bathroom. The property is further complimented by a part-walled garden and benefits from being within easy reach of local amenities and transport links and is offered for sale with no onward chain.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000





- 2 Bedrooms
- 2 separate reception rooms
- Opportunity to improve and update
- Gas central heating; Double-glazed
- Walking distance of local amenities and Reading West station
- No onward chain





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"

Part B

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"

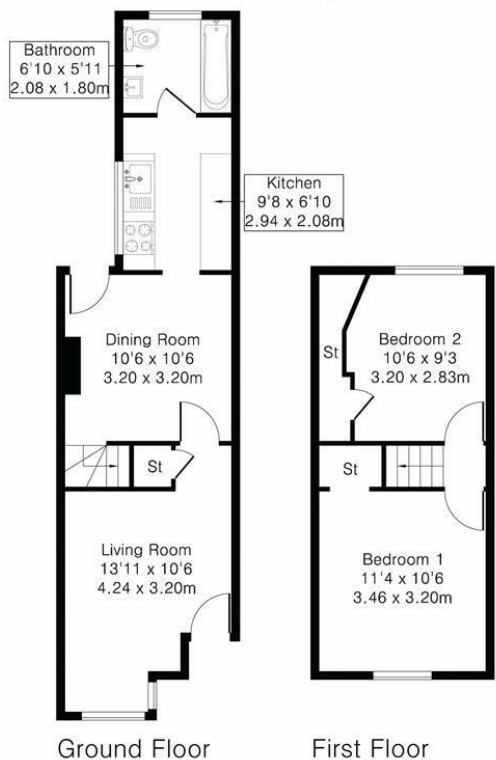
Garden

The garden is paved with walled boundaries to one side and to the rear and a useful storage shed.



Floorplan

Approximate Gross Internal Area 640 sq ft – 59 sq  
Ground Floor Area 378 sq ft – 35 sq m  
First Floor Area 262 sq ft – 24 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(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.