

Audley Street

£360,000

**HASLAM'S**  
Sales

Reading, RG30 1BP



A well-presented bay-fronted terraced home situated in a popular West Reading location, conveniently positioned close to Reading West train station, local shops and a wide range of amenities. Offered to the market with no onward chain complications, this attractive property features a spacious open-plan living and dining area alongside a refitted kitchen. To the first floor there are three bedrooms and a modern family bathroom. Externally, the property benefits from a south-facing rear garden with a patio area leading to lawn, ideal for outdoor entertaining and relaxation.

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

sales@haslams.net  
0118 960 1000



- West Reading location
- 3 Bedrooms
- Open plan living area
- Re fitted kitchen
- first floor bathroom
- No onward chain





Council tax band C

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](http://reading.gov.uk) "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

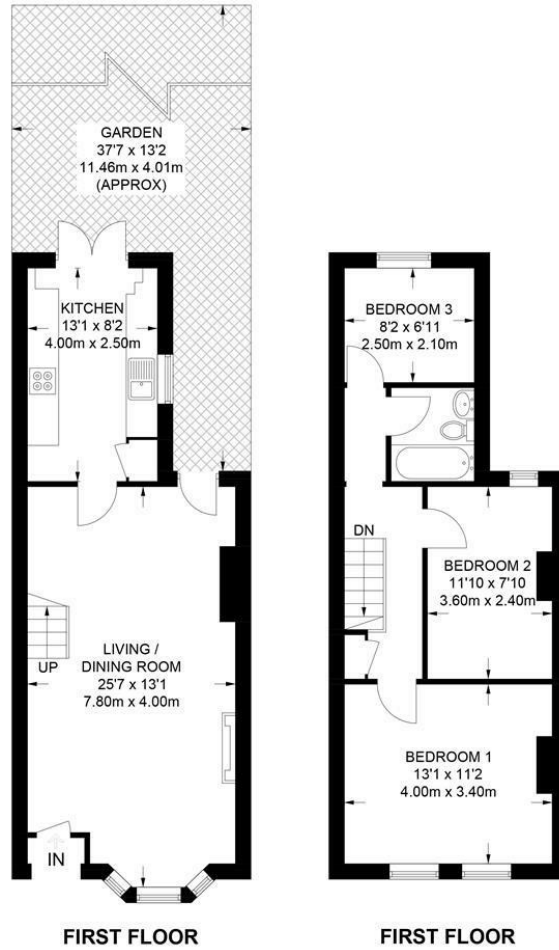
Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

# Floorplan



**FIRST FLOOR** **FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA**  
**850 SQ FT / 79.0 SQ M**

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



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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