



Offered to the market with no onward chain, this charming two-bedroom Victorian terrace presents an excellent opportunity for first-time buyers, investors or commuters seeking a home in a convenient West Reading location. Ideally situated within easy reach of Reading West Station, Reading town centre and a wide range of local amenities. The ground floor features a bright and spacious 21ft sitting/dining room, providing a versatile open-plan living and entertaining space. To the rear is a fitted kitchen with access to the enclosed garden, along with a useful downstairs shower room. Upstairs, the property offers two bedrooms, making it ideal for a couple, small family or those needing a home office. Outside, the private rear garden provides a low-maintenance outdoor space, perfect for relaxing or entertaining.

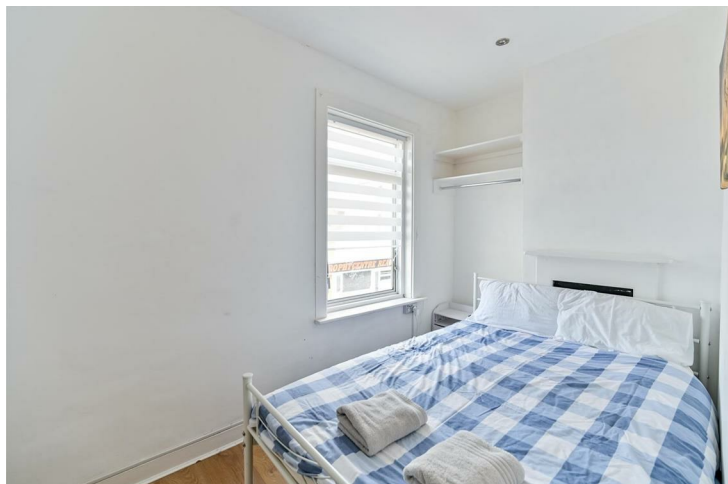
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Easy access to Reading West station
- 2 bedroom terrace
- Open plan living area
- Shower room
- Ideal first time purchase
- No onward chain





Council tax band C

Council- RBC

Additional information:

Parking

The road benefits from on street parking

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

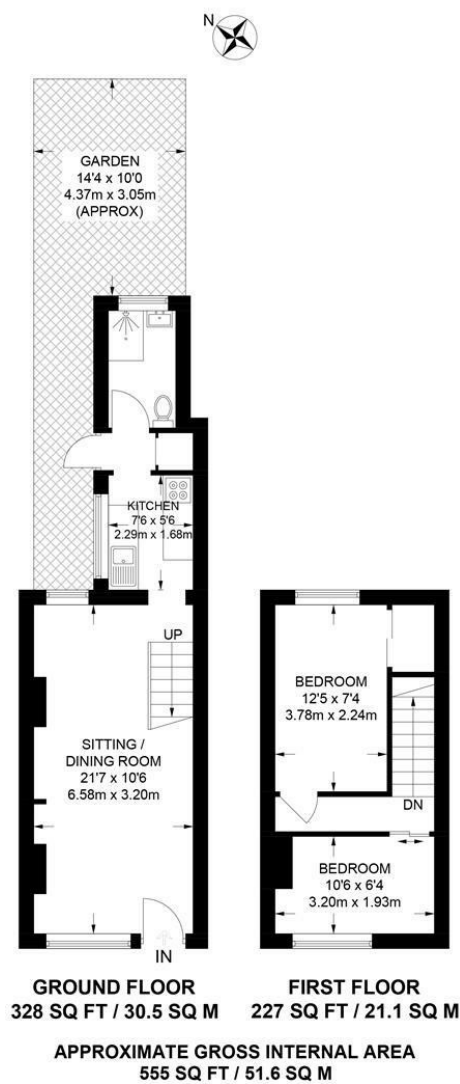
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(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

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