



A charming semi-detached property situated on a popular road in South Reading, offering easy access to a wealth of amenities including public transport links, several retail parks, and Junction 11 of the M4.

The property requires modernisation but offers fantastic potential in a sought-after location. Accommodation comprises an entrance porch leading into a bright living room with a bay window, a kitchen, a cloakroom, and a family bathroom. On the first floor, there are two double bedrooms. To the rear, the property benefits from an extensive garden featuring a patio area leading to lawn, with a further section of garden and additional patio space beyond. Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, investors, or those looking to create a home tailored to their own style and requirements.

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

sales@haslams.net
0118 960 1000



- Extended semi detached
- In need of modernisation
- 2 double bedrooms
- Period features
- No onward chain
- Extensive garden to the rear





Council tax band
Council-

Additional information:

Parking
The property has a gravel driveway

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

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
739 SQ FT / 68.7 SQ M (EXCLUDING EXTERNAL STORES)

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



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

sales@haslams.net
0118 960 1000

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	53	69
(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.