HASLAMS Sales

Waldeck Street

£325,000

Reading, RG1 2RE



3 1 2 D

An attractive bay-fronted period terrace, ideally positioned for easy access to Reading town centre, mainline railway station and Elizabeth Line, providing excellent transport links into London and beyond. The property offers a particularly appealing blend of period character and modern comforts, retaining many of its original features while benefiting from a number of improvements, including a refitted kitchen and family bathroom. The accommodation is arranged over two floors and comprises two well-proportioned reception rooms, offering separate living and dining areas, with the added benefit of a modern fitted kitchen. On the first floor are two bedrooms, together with an additional third room, providing flexibility for use as a bedroom, home office or dressing room. Ideally suited to buyers seeking a character home within convenient reach of the town centre, the property combines attractive period features with practical modern upgrades and excellent transport connections. An internal viewing is highly recommended to appreciate the accommodation and location on offer.

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

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- Well presented bay fronted terrace
- Period features and modern comforts
- Refitted kitchen and family bathroom
- 2 Reception rooms
- 2+1 Bedrooms
- Easy access to Reading town centre













Council tax band C

Council- RBC

Additional information:

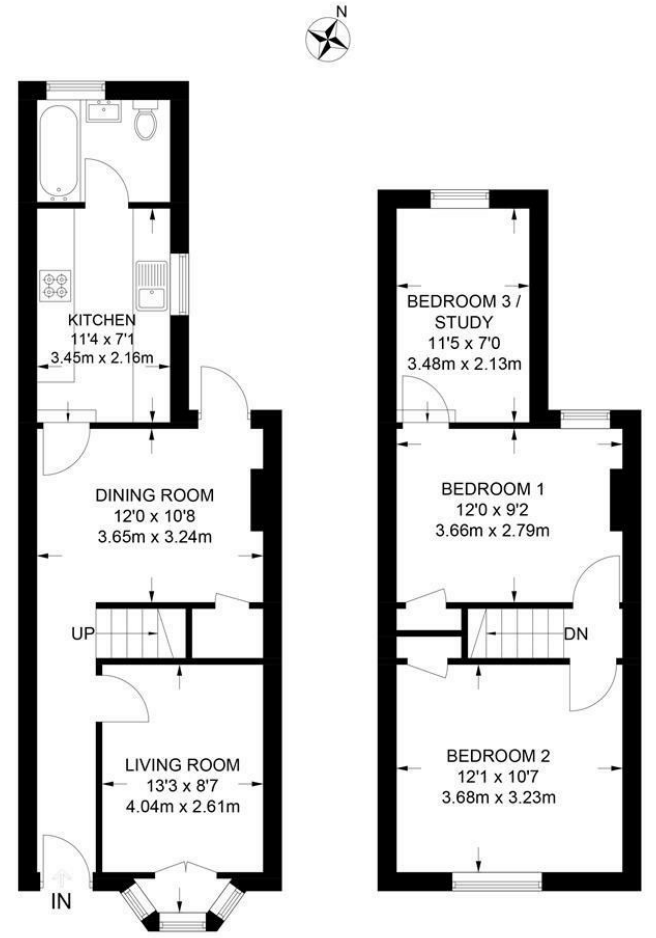
Parking
On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

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)

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



GROUND FLOOR
415 SQ FT / 38.6 SQ M

FIRST FLOOR
363 SQ FT / 33.7 SQ M

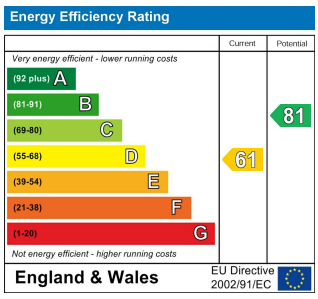
APPROXIMATE GROSS INTERNAL AREA
778 SQ FT / 72.3 SQ M

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



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