



Situated on a generous corner plot in the ever-popular South Reading area, this extended three-bedroom terraced home is offered to the market with no onward chain and represents an ideal project for buyers looking to modernise.

The accommodation comprises a spacious 22 ft living room, separate family room, cloakroom, and a kitchen/breakfast room with access to a conservatory. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a south-facing rear garden and ample off-road parking for multiple vehicles. There is also scope for further extension or development (STPP).

Requiring refurbishment throughout, this property offers excellent potential to create a substantial family home in a well-connected location close to local amenities, schools, and transport links.

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



- Extended semi detached
- In need of modernisation
- 3 bedrooms
- Corner plot
- Ample off road parking
- No onward chain





Council tax band D

Council- RBC

Additional information:

Parking

The property has a concrete driveway with parking for multiple vehicles

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Mobile phone coverage

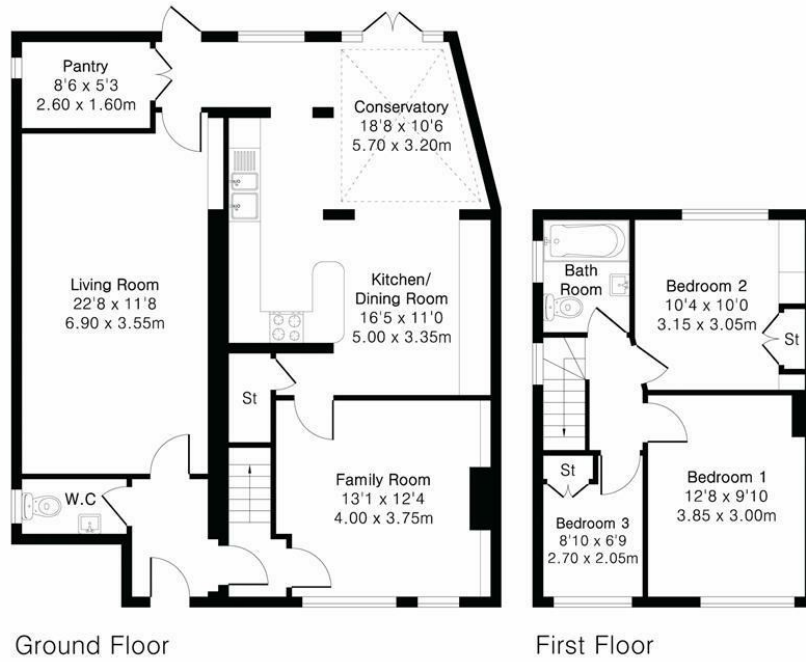
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

# Floorplan

## Approximate Gross Internal Area 1368 sq ft - 127 sq m

Ground Floor Area 980 sq ft – 91 sq m

First Floor Area 388 sq ft – 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.