



Haslams are delighted to present this beautifully modernised three-bedroom Victorian home, ideally positioned in a highly convenient central Reading location, within easy reach of Reading town centre, the mainline railway station and an excellent selection of local amenities. Stylishly presented throughout, the property successfully combines period character with contemporary finishes. The ground floor offers a welcoming sitting room, a spacious dining room perfect for entertaining, and a modern fitted kitchen with access to the rear garden. The upper floors provide three well-proportioned bedrooms, including an impressive principal bedroom occupying the top floor, together with a contemporary family bathroom. A particular highlight of the property is the substantial south-facing rear garden, providing a wonderful space for outdoor dining, entertaining and family enjoyment. Offering generous accommodation, modern interiors and an exceptional central location, this attractive home is ideally suited to professionals, families and commuters looking to enjoy everything Reading has to offer.

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

sales@haslams.net
0118 960 1000



- Central location
- 3 story town house
- Modernised and well presented throughout
- 3 Bedroom & 2 reception rooms
- Refitted kitchen and bathroom
- South facing garden





Council tax band B

Council-

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

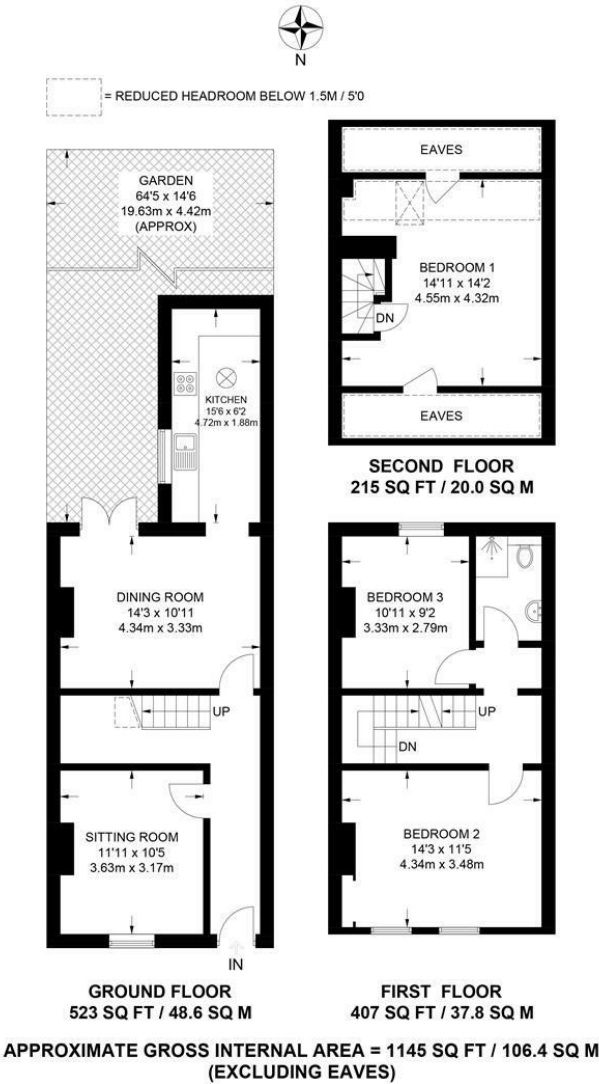
Broadband connection available (information obtained from Ofcom):

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(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.