

Audley Street

£350,000

**HASLAM'S**  
Sales

Reading, RG30 1BP



A well-presented bay-fronted terraced home situated in a popular West Reading location, conveniently positioned close to Reading West train station, local shops and a wide range of amenities. Offered to the market with no onward chain complications, this attractive property features a spacious open-plan living and dining area alongside a refitted kitchen. To the first floor there are three bedrooms and a modern family bathroom. Externally, the property benefits from a south-facing rear garden with a patio area leading to lawn, ideal for outdoor entertaining and relaxation.

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

sales@haslams.net  
0118 960 1000



- West Reading location
- 3 Bedrooms
- Open plan living area
- Re fitted kitchen
- first floor bathroom
- No onward chain





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](http://reading.gov.uk) "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

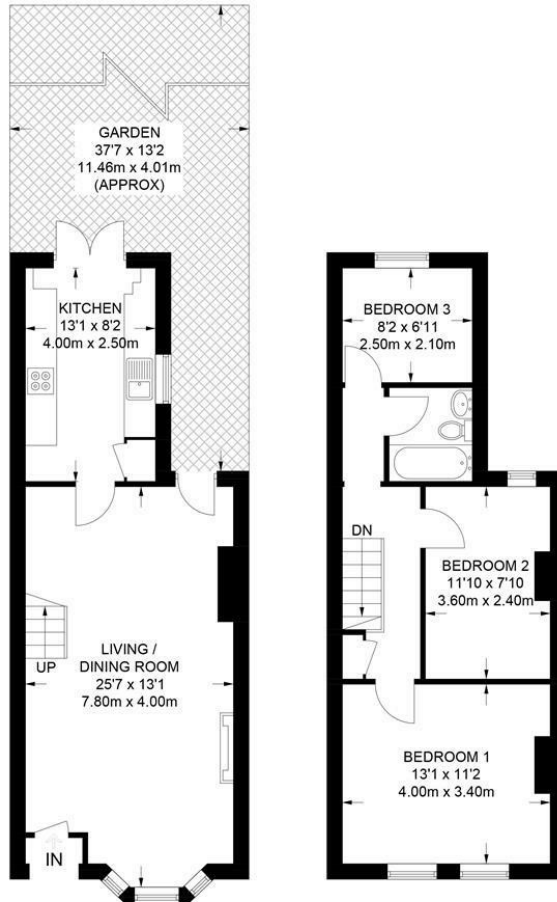
Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

# Floorplan



FIRST FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
850 SQ FT / 79.0 SQ M

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



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| 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 |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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