

HASLAMs
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5A, Bulmershe Road, Reading, RG1 5RH

£850,000

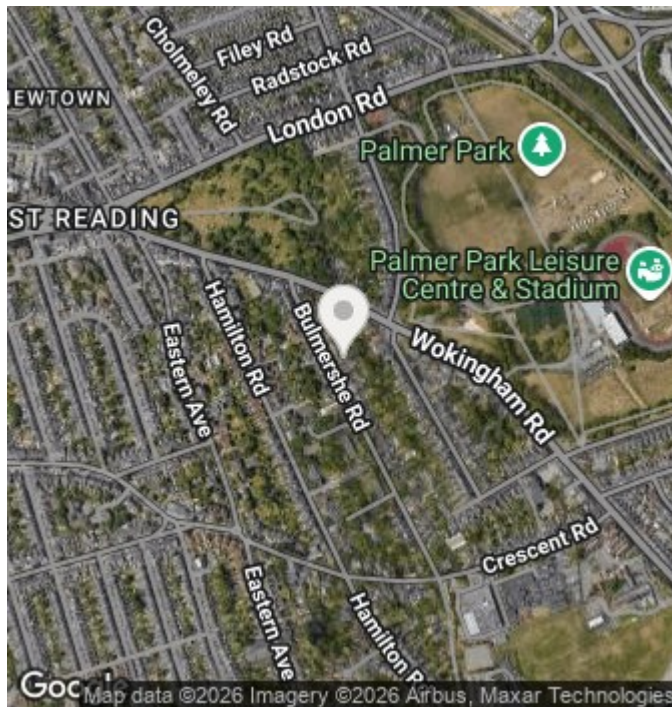
A Victorian bay-fronted semi-detached villa set within a conservation area in the sought-after University district. The house has been carefully updated, with a series of considered interventions that sit comfortably alongside its original fabric. Period features remain in place, including the addition of a number of fireplaces and generous proportions, while later additions introduce a more contemporary way of living. The plan is arranged around a sequence of reception spaces with the formal rooms centred on wood-burning stoves. To the rear, a large, open-plan kitchen, dining and living space forms the heart of the house. A central island and quartz work surfaces define the kitchen, while a window seat creates a quieter place to sit. Full-width bifold doors open directly onto the garden. The rear garden is enclosed by brick walls and structured with two oak pergolas, now softened by climbing vines. A 1,500-gallon underground tank collects rainwater for irrigation, reflecting a considered approach to sustainability. Five bedrooms are arranged across the upper floors. The principal bedroom opens onto a balcony with views across neighbouring gardens and the guest suite is served by an en suite bathroom. Four further bedrooms are accompanied by a family bathroom. To the front, a generous driveway provides off-street parking, alongside a single garage. The house is well placed for access to the town centre and mainline station, with the hospital and a range of well-regarded state and independent schools nearby. Palmer Park, local amenities and the A329(M) are all within easy reach.





- 5 bedrooms, principal with balcony and guest room with en suite
- Living and family room each with log burners
- Impressive kitchen-breakfast-dining room with central island & bifold doors
- Ground floor WC; Family bathroom with shower
- Private walled garden with vine clad oak pergola; Garage and driveway parking
- FIT Solar panels; Retains period features

Council tax band E
Council- Reading





Garden

The pretty easterly aspect walled garden incorporates a paved patio with a vine clad oak pergola ideal area for a morning coffee with a path leading to the rear of the garden with a further oak pergola with mature vine. The lawned garden has established shrub beds with an archway opening to a greenhouse, brick built bbq and the location of a 1500 gallon underground tank that collects the rainwater and a pump provides pressure to water the garden. At the side of the house is a sink, an ideal dog bath and a side gate to the front of the house where the rainwater drainage has been designed to drain over the front garden where there is a small wild flower garden.

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles with a detached single garage. 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, underfloor heating to the kitchen and WC.

Broadband connection available (information obtained from Ofcom):

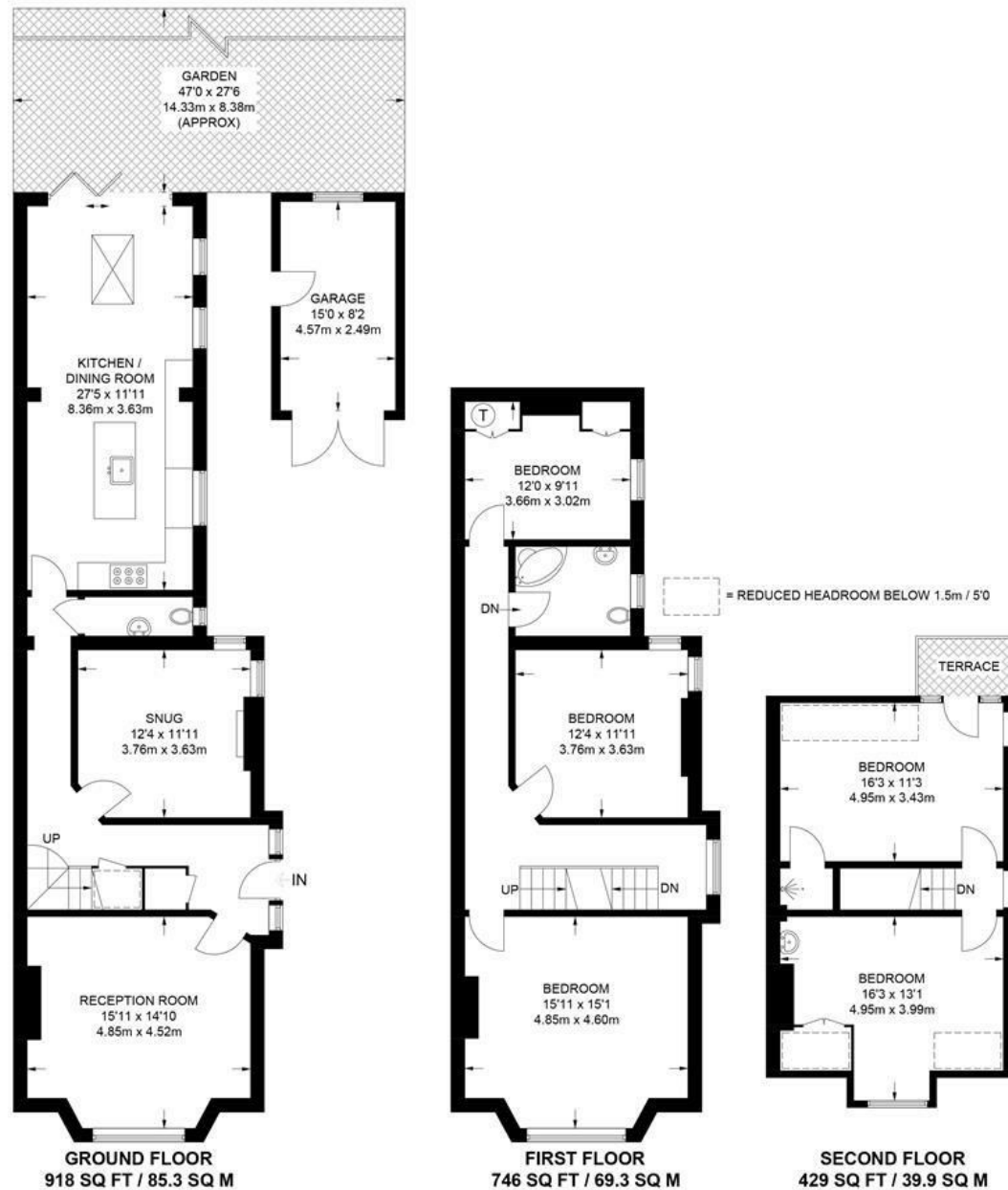
Ultrafast – Fibre to the premises (FTTP)

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"

The property is located in a conservation area.





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		

74

44

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.