HASLAMS Sales

Field Road

£325,000

Reading, RG1 6AP

2 2 2 D

Situated on the outskirts of Reading town centre, this well-presented and thoughtfully modernised home offers attractive accommodation arranged over two floors. The ground floor provides two separate reception rooms, both benefiting from feature fireplaces, along with a refitted kitchen offering ample storage and a well-appointed shower room. To the first floor are two double bedrooms, with the principal bedroom benefiting from a refitted en-suite bathroom featuring both a shower and jacuzzi bath. To the rear, the property enjoys a tiered garden arranged with a patio area and raised decking, providing a versatile outdoor space for relaxing and entertaining. Ideally positioned for easy access to Reading town centre and its wide range of shops, restaurants and amenities, this attractive home combines period character with modern improvements throughout.

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

sales@haslams.net
0118 960 1000

- Central location
- Well presented terrace
- Refitted ensuite bathroom
- 2 double bedrooms
- West facing garden
- Refitted Kitchen

Council tax band B

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”

The property is located within the area identified by Reading Borough Council that required remedial treatment as part of the chalk mine ground investigations and ground stabilisation scheme between 2010-2012

We understand that a firewall is required within the loft void, which the vendor has confirmed will be installed prior to exchange of contracts.

Floorplan

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

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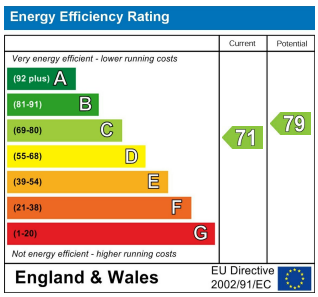

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