



Haslams are delighted to offer this three-storey period townhouse to the market, which is located in a sought-after University area adjacent to Palmer Park. This four double bedroom property has retained many original features, including fireplaces, exposed floorboards, decorative plasterwork and an original dresser unit in the dining room. There are two reception rooms, together with a 22 ft kitchen–breakfast room that overlooks a walled private garden extending over 100 ft in length. In addition, there is a sizable cellar currently used for storage. The front of the property has a hardstanding area with the potential for off-road parking (subject to the relevant consents). The property is ideally positioned for local bus routes and the A329(M), with amenities and schools within walking distance. It is offered for sale with no onward chain.

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

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- 4 double bedrooms; First floor bathroom with shower
- Living room with fireplace and exposed floorboards
- Dining room with dresser unit
- 22 ft Kitchen-breakfast room; Ground floor WC
- Walled garden with fruit trees
- Prime University area address; No onward chain





Council tax band E

Council- Reading

Garden

The walled garden is a particular feature extending to over 100 ft, it enjoys a high degree of privacy and is laid to lawn with a pathway to the rear with apple and plum trees. There is also an outside WC.

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"

There is an area of hardstanding to the front of the property but the kerb has not been dropped.

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"

Owners story

We have loved living in this house and in College Road. It has been a wonderful family home – plenty of space, a large kitchen which has been the hub of family life, and a garden ideal for games and relaxation, with mature apple and plum trees. We appreciate the house's period features – high ceilings, cornices, sash windows (now double-glazed) and fireplaces.

We have enjoyed the vibrant, friendly, supportive community in College Road, which comes together in regular play streets, annual lunches, etc. It has been great to have Palmer Park on the doorstep and the beautiful university campus a short walk away. Shops are conveniently close and the town centre is 10 minutes away by frequent buses or by bike.

It has been a perfect home for us and we hope it will be for the next owner.

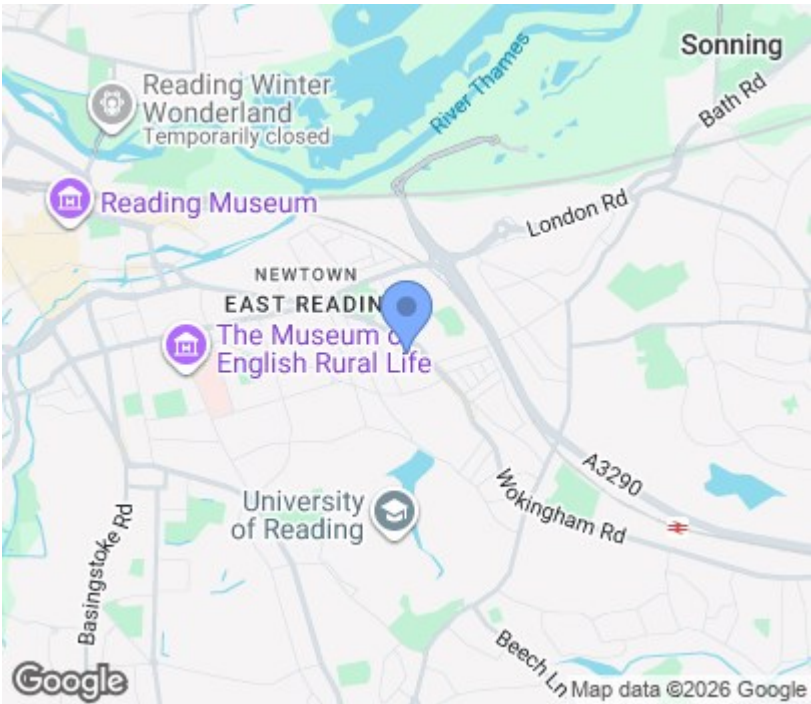
Floorplan

Approximate Gross Internal Area 1797 sq ft - 167 sq m

Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 524 sq ft – 49 sq m

Second Floor Area 489 sq ft – 45 sq m



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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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