



Northcourt Avenue is a sought-after tree-lined road situated close to the main entrance of the University of Reading. This three-bedroom semi-detached home benefits from a private driveway and is well presented throughout, featuring a recently modernised kitchen. The ground floor offers an open-plan living room leading through to a garden room, with patio doors opening onto a mature, private rear garden extending to over 125 ft. The location combines a peaceful residential setting with excellent connectivity. The A329(M) and M4 are easily accessible, while frequent bus services provide convenient links to Reading town centre with its excellent shopping centre and frequent trains to London, Oxford and beyond. Everyday amenities are close at hand, with local shops nearby. A selection of well-regarded primary and secondary schools is also within easy reach.

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

sales@haslams.net
0118 960 1000



- Three bedroom semi-detached home
- Driveway parking for several vehicles
- Side access leading to a detached single garage & workshop
- Mature 125ft rear garden
- Sought-after tree lined address
- Vendors potentially suited and ready to move
- Recently modernised kitchen





Council tax band D

Council- Reading Borough Council

Additional information:

Parking

The property has a driveway with parking for multiple vehicles leading to a detached garage & workshop.

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

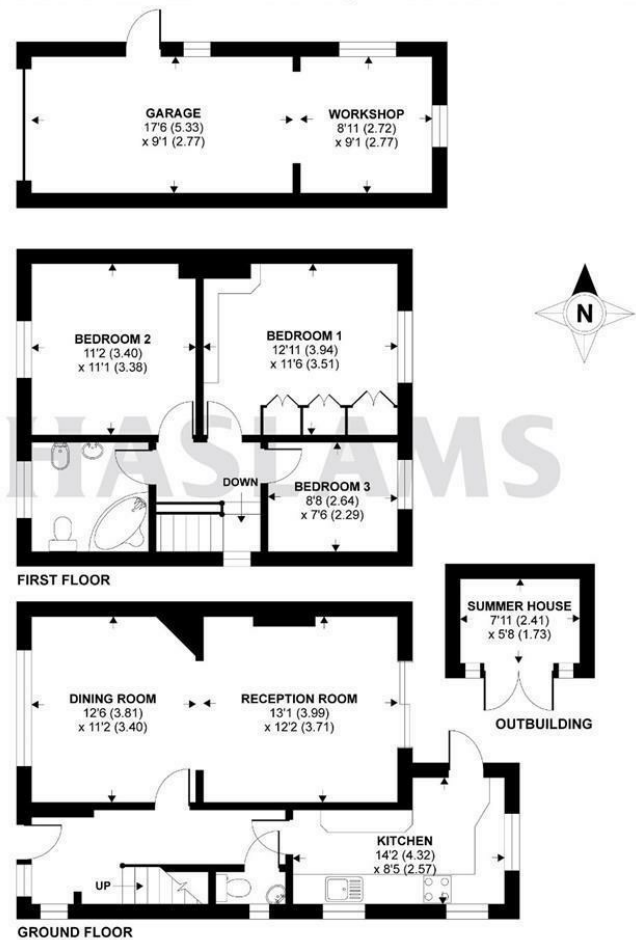
Ultrafast - Fibre to the premises (FTTP)

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"

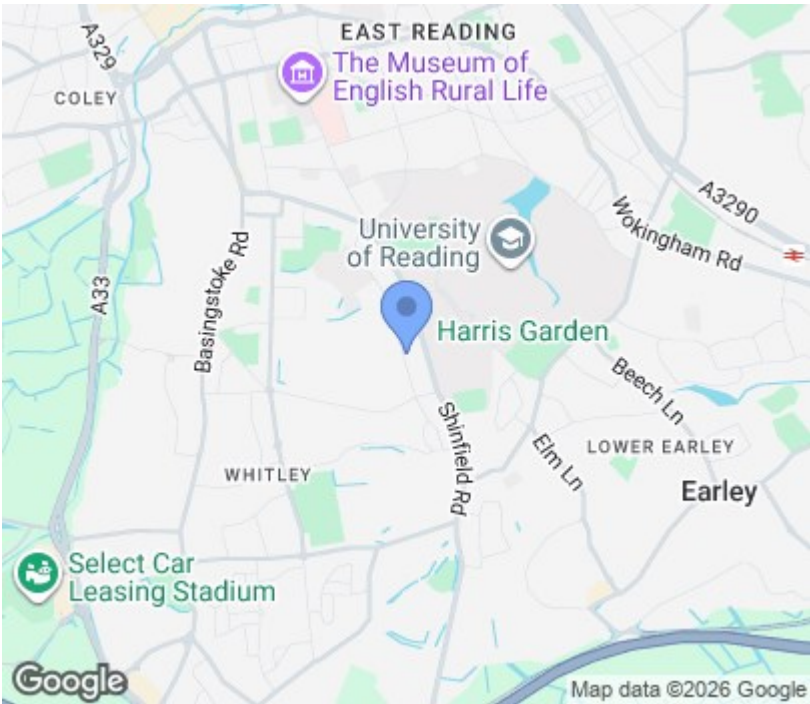
Floorplan

Northcourt Avenue, Reading, Berkshire, RG2
APPROX. GROSS INTERNAL FLOOR AREA 1252 SQ FT 116.3 SQ METRES (EXCLUDES OUTBUILDING AND INCLUDES GARAGE)



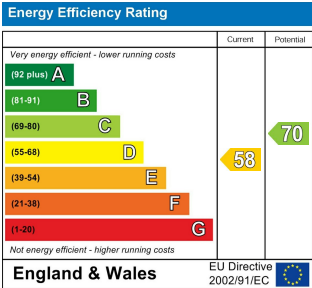
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2013 Produced for Haslams REF : 385441



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

sales@haslams.net
0118 960 1000



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.