



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 "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

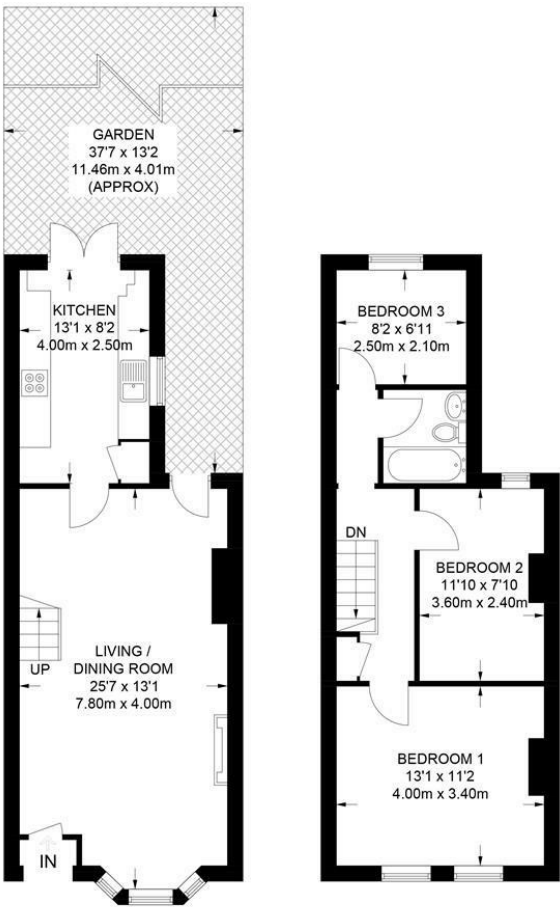
Electricity – mains

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		87
(81-91) B		
(69-80) C		65
(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

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.