



Situated in central Reading, this terraced period property presents an excellent opportunity for renovation and modernisation. The accommodation currently comprises two spacious reception rooms, providing flexible living and dining space, together with a kitchen and a family bathroom on the ground floor. Upstairs, the property benefits from two well-proportioned double bedrooms and an additional bathroom. The property offers plenty of scope for improvement and enhancement throughout. While the house does require refurbishment and updating, it represents an ideal project for buyers looking to add value and personalise a home to their own taste and specification. Conveniently positioned close to Reading town centre, the mainline railway station, local amenities, and excellent transport links, this property combines location, character, and potential in equal measure.

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



- Central location
- In need of modernisation
- Easy access to amenities
- 2 Bedrooms and first floor bathroom
- 2 Reception rooms
- 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)

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"

Probate

The sale of the property is subject to the executors obtaining the Grant of Probate

Floorplan



APPROXIMATE GROSS INTERNAL AREA
990 SQ FT / 91.9 SQ M

This plan has been drawn for illustrative and identification purposes only.



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sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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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