



Situated in a popular West Reading location, this three-bedroom end-of-terrace property presents an excellent opportunity for buyers looking to modernise and add value. Conveniently positioned within easy reach of Reading town centre, Reading West Station, local schools and a range of everyday amenities, the property offers fantastic potential for investors, developers or those seeking a renovation project. The accommodation comprises an entrance reception room, a separate dining room, a kitchen and a ground-floor bathroom. Upstairs are three well-proportioned bedrooms. Outside, the property benefits from a generous rear garden measuring approximately 50ft, offering ample space for outdoor entertaining, gardening or potential future enhancement (subject to the necessary consents). Requiring updating and improvement throughout, this is a fantastic chance to create a superb family home in a sought-after and well-connected location.

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



- In need of modernisation
- Popular West Reading location
- End terrace property
- 3 bedrooms 2 reception rooms
- Westerly facing garden
- No onward chain complications





Council tax band C

Council- Reading

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

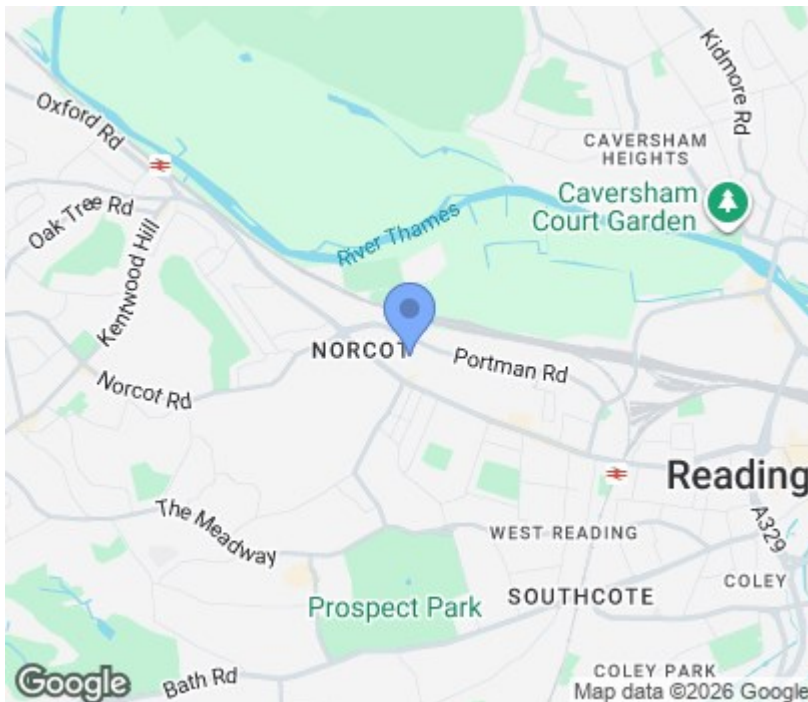
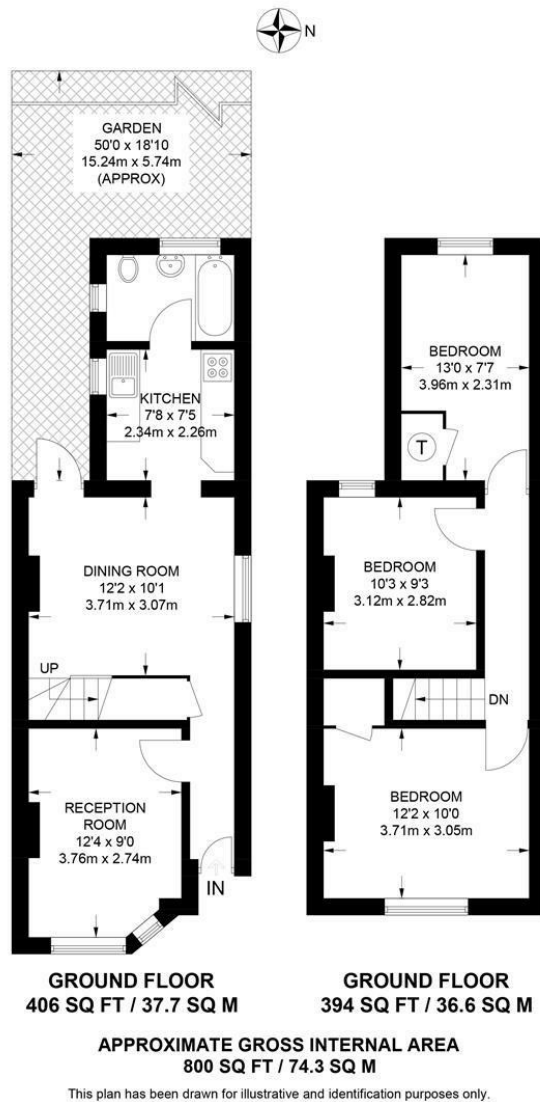
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.