



A unique opportunity to purchase a beautiful cottage-style home in a quiet corner of Reading town centre, featuring direct river frontage and mooring rights. The property has been thoughtfully designed with lovely open-plan kitchen and living areas - ideal for entertaining yet well-defined for individual uses. The stylish, well-fitted kitchen includes integrated appliances and a stone-topped island.

Another standout feature is the master bedroom suite, complete with built-in wardrobes and a spacious luxury en-suite shower room. Double doors open onto a private roof terrace, making the most of the river views. The property also benefits from private parking for several vehicles and is being sold with no onward chain.

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

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- A uniquely styled semi detached cottage home
- Two bedrooms, family bathroom & en-suite.
- Roof terrace with lovely river views
- Prime town centre position
- Private driveway parking.
- No chain complications





Council tax band C

Council- Reading

Additional information:

Parking

The property has a cobble stone driveway with parking for multiple vehicles.

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

Approximate Gross Internal Area 913 sq ft - 85 sq m

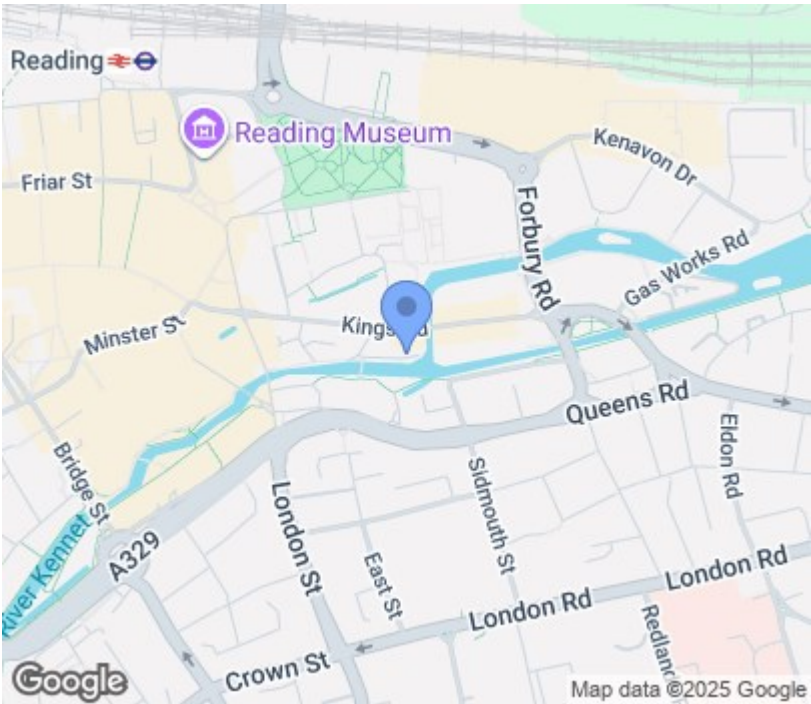
Ground Floor Area 479 sq ft – 45 sq m

First Floor Area 434 sq ft – 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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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