



Located in the popular West Reading area, this one-bedroom home presents an excellent opportunity for first-time buyers, investors or those looking for a refurbishment project. Conveniently situated within easy reach of Reading town centre, Reading West Station and a range of local amenities, the property offers fantastic potential to modernise and add value. The accommodation comprises an open-plan reception/dining room, fitted kitchen, one double bedroom and a first-floor bathroom. Externally, the property benefits from a generous front garden, providing an attractive outdoor space, while to the rear, there is the added advantage of off-road parking, a rare and highly sought-after feature. Requiring updating throughout, this property offers buyers the chance to create a home to their own taste in a well-connected and desirable location.

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

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- 1 bedroom terrace
- private front garden
- Off road parking to the rear
- Ideal first time purchase
- Easy access to Reading town centre
- No onward chain





Council tax band B
Council- Reading

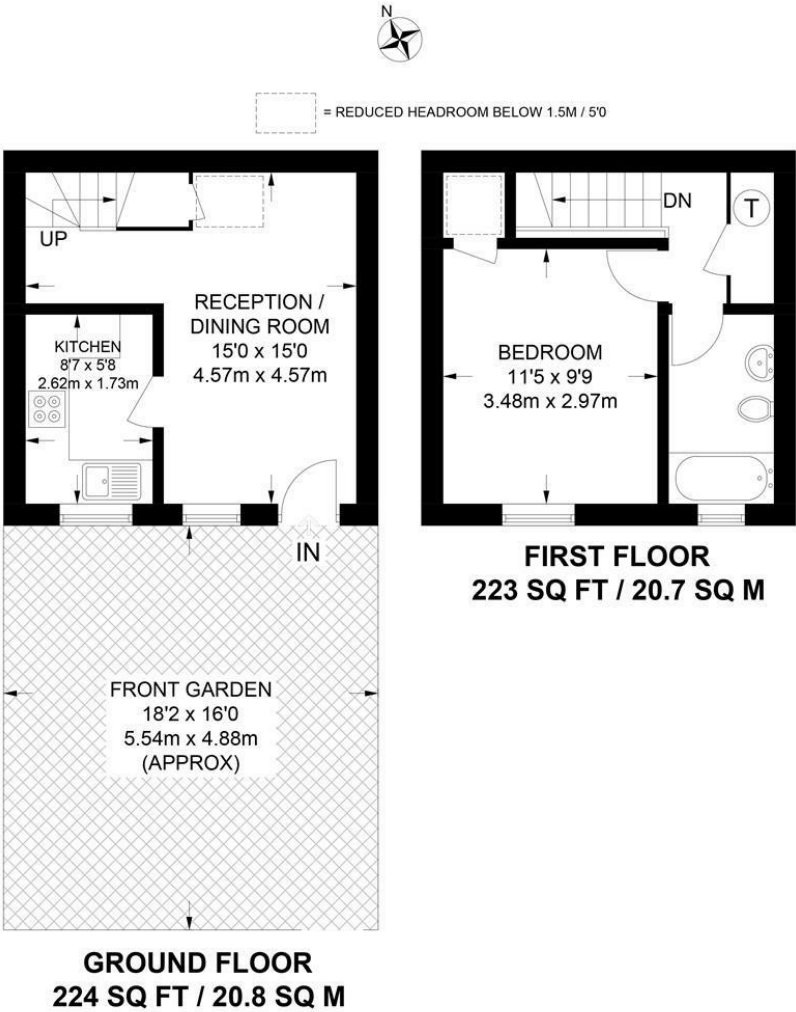
Additional information:
Parking
The property has an off-road parking space to the rear

Property construction – Standard form
Services:
Gas – mains
Water – mains
Drainage – mains
Electricity – mains
Heating – Electric

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		
(81-91) B		
(69-80) C		
(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.