HASLAMS Sales

Northcourt Avenue

£450,000

Reading, RG2 7HG

3 1 2 D

Northcourt Avenue is a sought-after tree-lined road situated close to the main entrance of the University of Reading. This three-bedroom semi-detached home benefits from a private driveway and is well presented throughout, featuring a recently modernised kitchen. The ground floor offers an open-plan living room leading through to a garden room, with patio doors opening onto a mature, private rear garden extending to over 125 ft. The location combines a peaceful residential setting with excellent connectivity. The A329(M) and M4 are is easily accessible, while frequent bus services provide convenient links to Reading town centre with its excellent shopping centre and frequent trains to London, Oxford and beyond. Everyday amenities are close at hand, with local shops nearby. A selection of well-regarded primary and secondary schools is also within easy reach.

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

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- Three bedroom semi-detached home
- Driveway parking for several vehicles
- Side access leading to a detached single garage & workshop
- Mature 125ft rear garden
- Sought-after tree lined address
- Vendors potentially suited and ready to move
- Recently modernised kitchen

Council tax band D

Council- Reading Borough Council

Additional information:

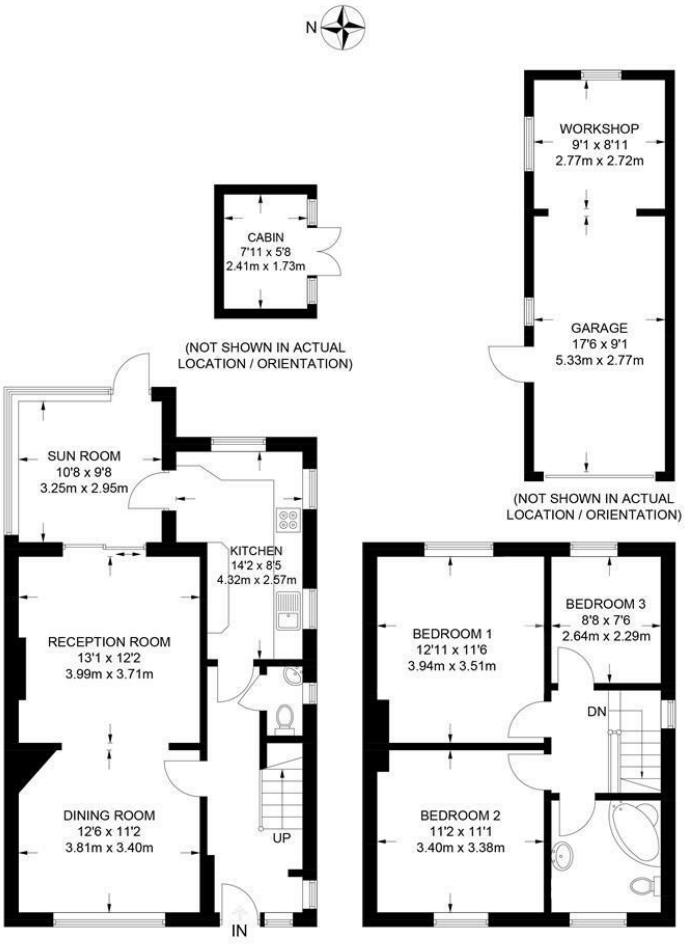
Parking
The property has a driveway with parking for multiple vehicles leading to a detached garage & workshop.

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

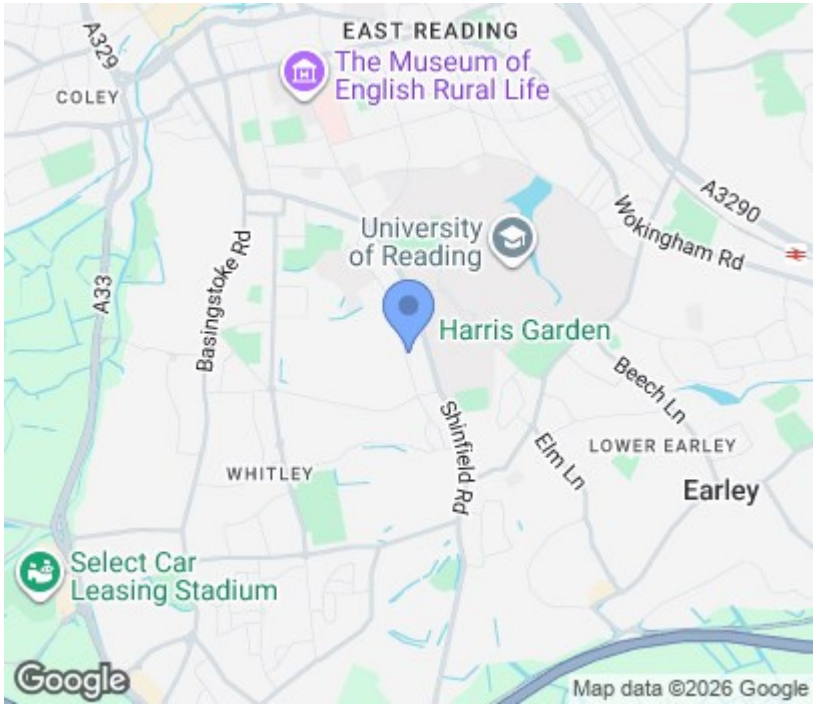


GROUND FLOOR
654 SQ FT / 60.8 SQ M

FIRST FLOOR
477 SQ FT / 44.3 SQ M

APPROXIMATE GROSS INTERNAL AREA = 1131 SQ FT / 105.1 SQ M
OUTBUILDINGS = 287 SQ FT / 26.7 SQ M
TOTAL = 1418 SQ FT / 131.8 SQ M

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



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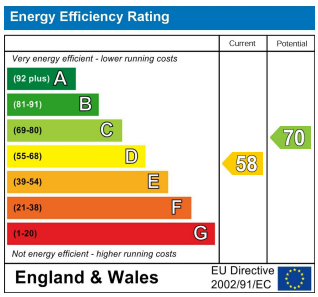

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