



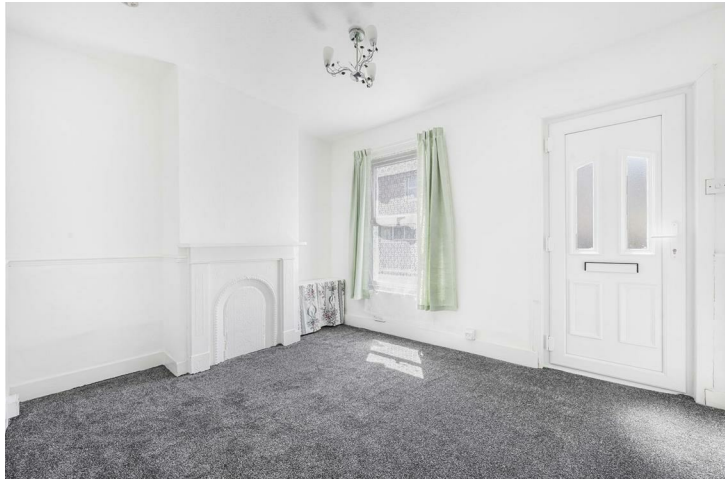
Situated in the vibrant and well-connected area of West Reading, this well-presented terraced home offers convenient access to a wide range of local amenities, including independent shops, popular eateries, supermarkets, and excellent public transport links. Reading West Station is within easy walking distance, and there is a regular bus service nearby, making commuting straightforward.

The property comprises two double bedrooms, a welcoming living room, a modern refitted kitchen, and a contemporary family bathroom. To the rear, there is a privately enclosed courtyard garden

Offered to the market with no onward chain, this home presents an ideal opportunity for first-time buyers, investors, or anyone looking for a move-in-ready property.

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

sales@haslams.net
0118 960 1000



- 2 Bedroom terrace
- Central location
- Refitted kitchen
- Courtyard garden
- Easy access to amenities
- 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):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

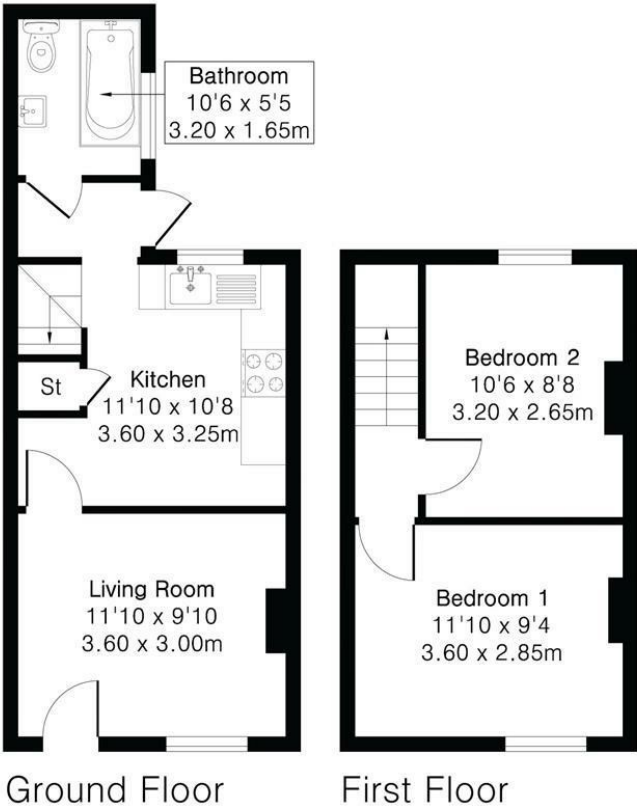
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 551 sq ft - 51 sq m

Ground Floor Area 305 sq ft – 28 sq m

First Floor Area 246 sq ft – 23 sq m



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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		58
(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.