



Positioned on a popular residential street on the edge of Reading town centre, this Victorian inner terrace combines retained character with practical modern updates and well-balanced living spaces. Two separate reception rooms are arranged across the ground floor. To the front, the sitting room is centred around a fireplace, while beyond, the dining room opens directly onto a west-facing rear garden, creating an easy connection between inside and out. The kitchen has been fitted in a contemporary style and features a part-vaulted ceiling, bringing additional light and volume to the space. A modern bathroom with shower completes the ground floor accommodation. Upstairs, two bedrooms are arranged across the first floor, while the house further benefits from double glazing and gas central heating throughout. The location is particularly convenient for access to Reading town centre, with both Reading West and the mainline station within walking distance. Local shops, bus routes and a nearby public house further enhance the appeal of the area. The property is offered for sale with no onward chain.

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



- 2 Bedrooms
- Living room with fireplace
- Dining room with door to garden; Kitchen with part-vaulted ceiling
- Artificial lawn and summerhouse/home office
- Ground floor bathroom with shower;
- 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):

Ultrafast – Fibre to the premises (FTTP)

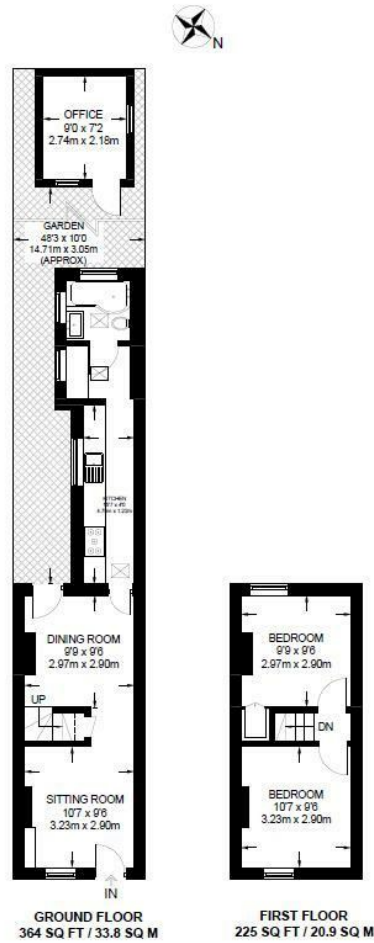
Mobile phone coverage

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"

Garden

Enjoying a westerly aspect with an area of artificial lawn and timber decking with a summer house.

Floorplan



APPROXIMATE GROSS INTERNAL AREA = 589 SQ FT / 54.7 SQ M
OUTBUILDING = 66 SQ FT / 6.1 SQ M
TOTAL = 655 SQ FT / 60.8 SQ M

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



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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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