



A charming semi-detached property situated on a popular road in South Reading, offering easy access to a wealth of amenities including public transport links, several retail parks, and Junction 11 of the M4.

The property requires modernisation but offers fantastic potential in a sought-after location. Accommodation comprises an entrance porch leading into a bright living room with a bay window, a kitchen, a cloakroom, and a family bathroom. On the first floor, there are two double bedrooms. To the rear, the property benefits from an extensive garden featuring a patio area leading to lawn, with a further section of garden and additional patio space beyond. Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, investors, or those looking to create a home tailored to their own style and requirements.

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

sales@haslams.net
0118 960 1000



- Extended semi detached
- In need of modernisation
- 2 double bedrooms
- Period features
- No onward chain
- Extensive garden to the rear





Council tax band
Council-

Additional information:

Parking
The property has a gravel driveway

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

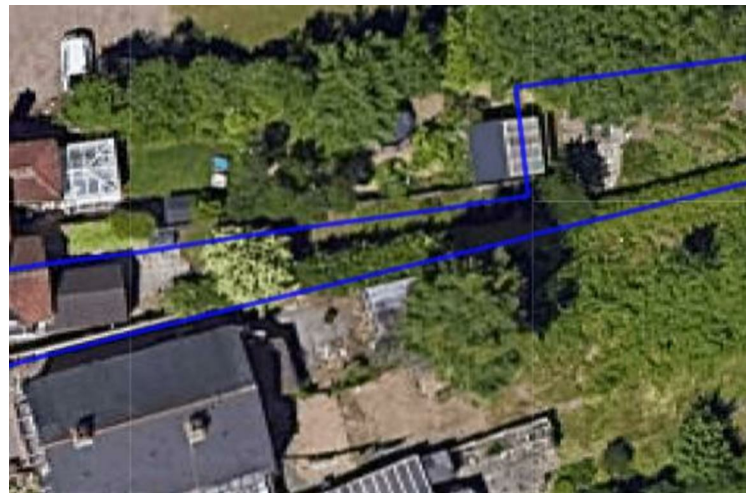
Heating – Gas central heating

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
739 SQ FT / 68.7 SQ M (EXCLUDING EXTERNAL STORES)

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



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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

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