HASLAMS Sales

St. Bartholomews Road

£475,000

Reading, RG1 3QA



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Situated on one of East Reading's most desirable roads, this attractive three-storey period home combines character and charm with thoughtfully modernised accommodation, retaining its original feel while offering the convenience of modern living. Ideally positioned for access to Reading town centre, the University of Reading and Thames Valley Park, the property is well placed for a range of local amenities. The ground floor offers two welcoming reception rooms, both featuring attractive fireplaces that complement the property's period character. The interiors have been tastefully updated throughout, creating a balance between traditional features and contemporary finishes. To the rear, a high-quality fitted kitchen provides ample storage and generous work surfaces, alongside a useful cloakroom and a conservatory overlooking the garden. The first floor comprises two well-proportioned double bedrooms and a refitted family bathroom finished to a high standard. A further double bedroom occupies the second floor, providing versatile accommodation suited to a variety of needs.

Outside, the property benefits from a west-facing rear garden, enjoying afternoon and evening sunshine. A patio leads onto a raised decking area and lawn, with additional storage completing this appealing outdoor space. Combining period character, quality modernisation and a sought-after East Reading location, this is an appealing home with well-balanced accommodation arranged over three floors.

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

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0118 960 1000





- Desirable tree lined road opposite Palmer Park
- Tastefully modernised throughout
- High quality kitchen and family bathroom
- 3 Double bedrooms
- 2 Reception rooms with feature fireplaces
- Westerly facing landscaped garden with storage

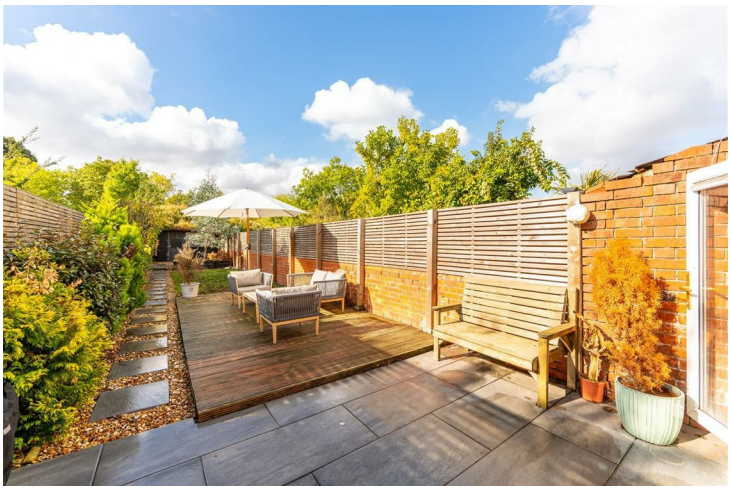












Council tax band C

Council- RBC

Additional information:

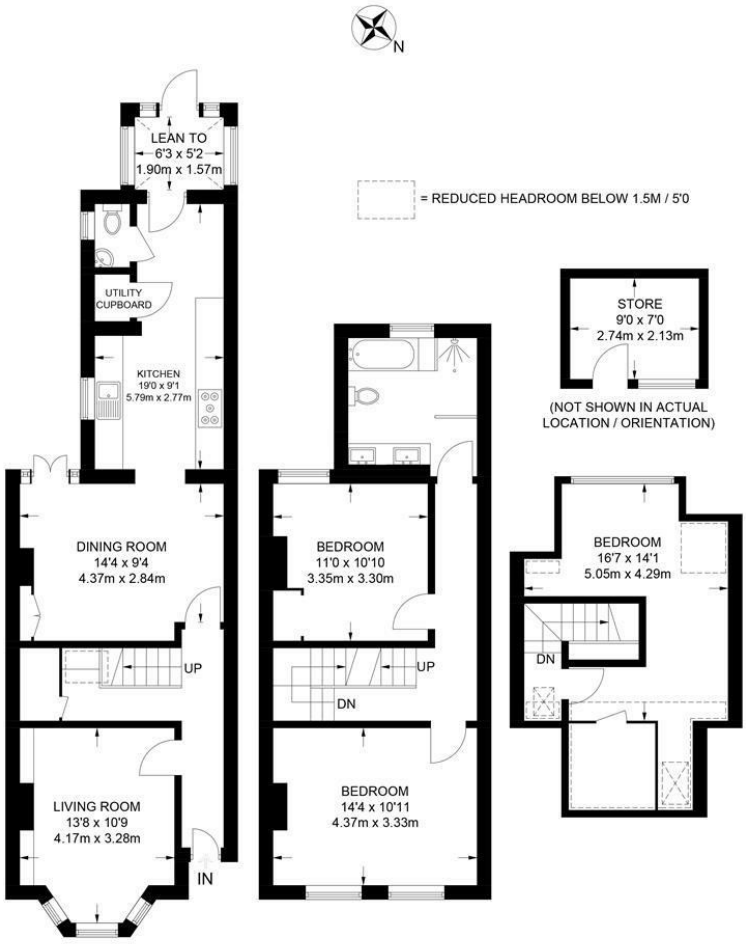
Parking
On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

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)

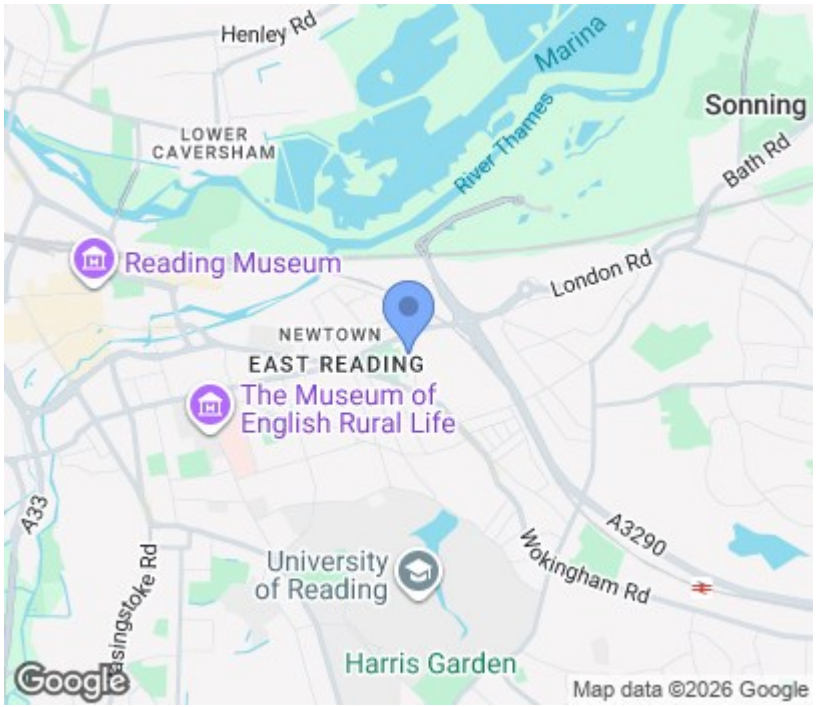
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan



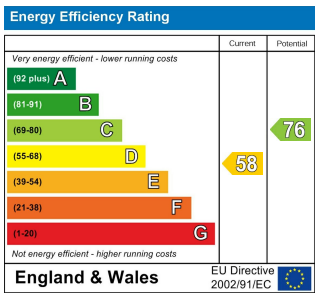
GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
623 SQ FT / 57.9 SQ M	492 SQ FT / 45.7 SQ M	269 SQ FT / 25.0 SQ M

APPROXIMATE GROSS INTERNAL AREA = 1384 SQ FT / 128.6 SQ M
STORE = 63 SQ FT / 5.9 SQ M
TOTAL = 1447 SQ FT / 134.5 SQ M
This plan has been drawn for illustrative and identification purposes only.



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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.