



Offered to the market is this well-presented mid-terrace home, ideally situated in the popular Calcot area, providing convenient access to Reading town centre, excellent public transport links, and nearby retail parks. The property boasts a refitted galley-style kitchen with ample storage, leading through to a separate dining room. There is a spacious 15ft living room featuring double doors that open directly onto the rear garden, creating a bright and airy living space. To the first floor, you will find three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a westerly-facing rear garden with a patio area leading to a lawn perfect for outdoor entertaining. To the front, there is off-road parking for several vehicles.

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



- 3 Bedrooms
- Refitted Kitchen & bathroom
- 2 Reception rooms
- Ample off road parking
- Westerly facing garden
- No onward chain





Council tax band C  
Council- Reading  
Additional information:  
Parking  
The property has a driveway with parking for multiple vehicles

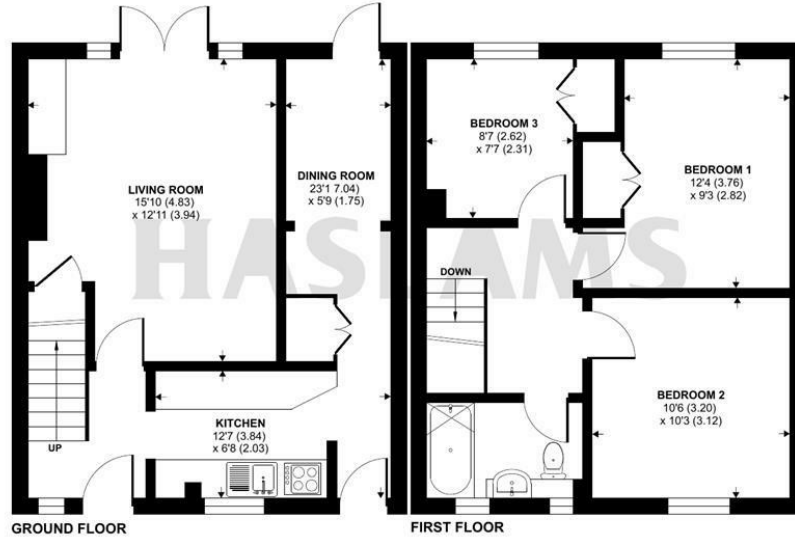
Property construction – Standard form  
Services:  
Gas – mains  
Water – mains  
Drainage – mains  
Electricity – mains  
Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):  
Ultrafast – Fibre to the premises (FTTP)

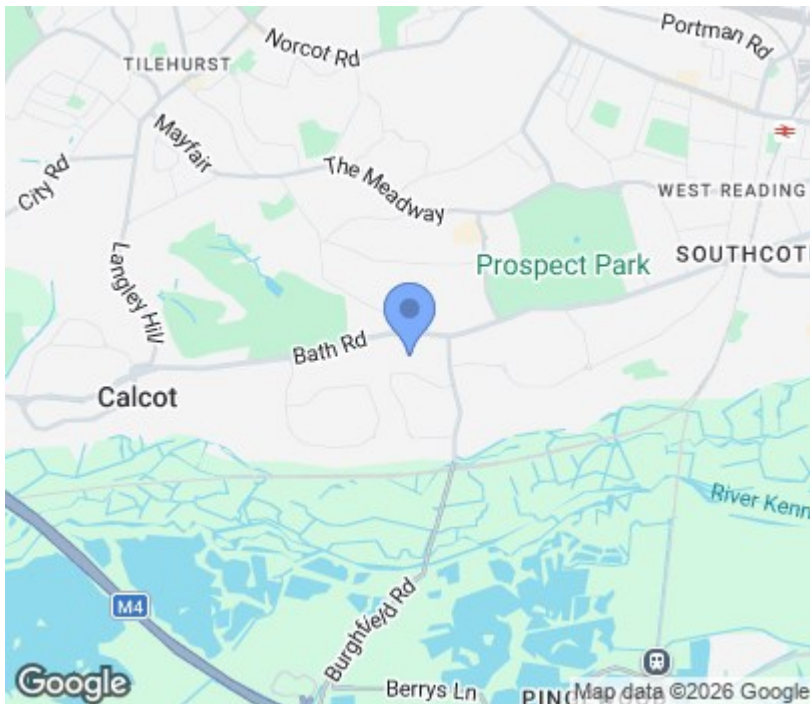
Mobile phone coverage  
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Appleford Road, Reading, RG30

Approximate Area = 874 sq ft / 81.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Haslams. REF: 1191953



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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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.