



Ideally located for convenience and lifestyle, this extended three-bedroom home offers easy access to Reading town centre, The Oracle shopping centre, and scenic riverside walks.

Perfect for buyers seeking the benefits of a central location, the property is well connected by excellent transport links, including Reading mainline station and frequent bus services.

Inside, the home has been thoughtfully extended and features three well-proportioned bedrooms, two spacious reception rooms, a family bathroom, and an additional shower room—ideal for modern living.

Offered to the market with no onward chain, this property presents a fantastic opportunity for a hassle-free purchase in a prime location.

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

sales@haslams.net
0118 960 1000



- No onward chain
- 3 Bedrooms
- 2 Reception rooms
- Shower room & bathroom
- Easy access to Reading town centre
- Riverside walks





Council tax band B

Council- Reading

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"

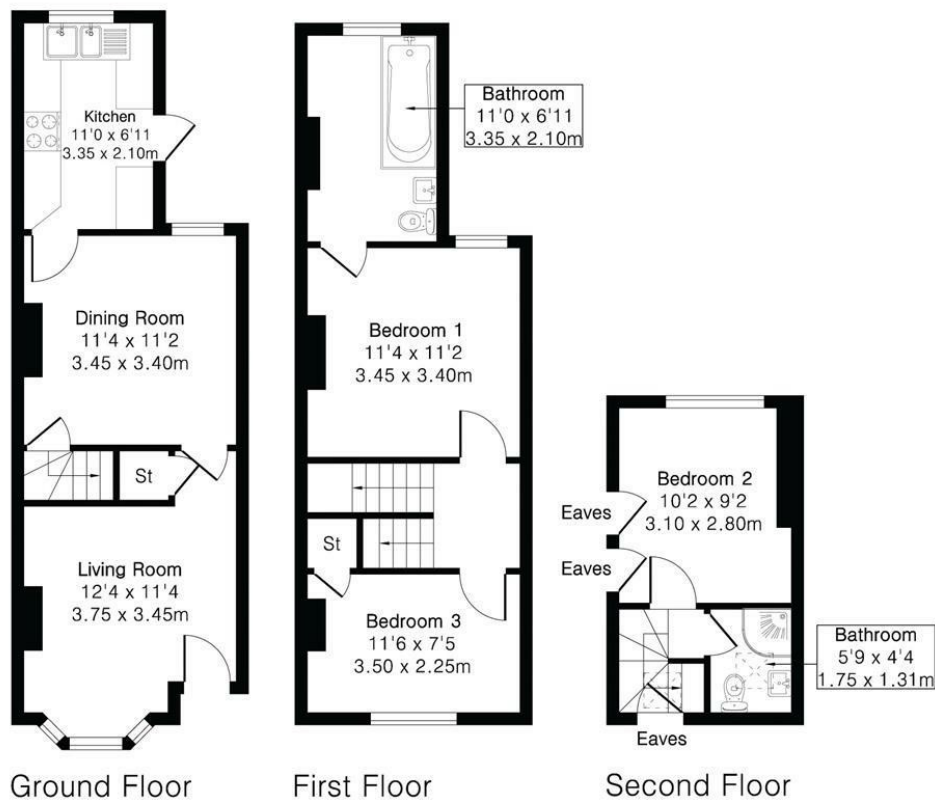
Floorplan

Approximate Gross Internal Area 873 sq ft - 81 sq m

Ground Floor Area 366 sq ft – 34 sq m

First Floor Area 358 sq ft – 33 sq m

Second Floor Area 149 sq ft – 14 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		53
(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.