



To be sold with no onward chain complications

Conveniently located to the west of Reading town centre, this terraced property presents an excellent opportunity for further development and modernisation. The area benefits from a wide range of local amenities, including Reading West station, several retail parks, and a variety of independent eateries.

The accommodation features a spacious 21ft open-plan living and dining area, leading through to the kitchen and a family bathroom with access to the rear garden. Upstairs, the first floor offers two bedrooms plus an additional third room, ideal for use as a study, nursery, or dressing room.

Outside, the property enjoys a low-maintenance, south-facing courtyard garden.

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

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0118 960 1000



- No onward chain
- Close to Reading West station
- 2 +1 bedrooms
- 21 ft living area
- Ground floor bathroom
- South facing courtyard garden





Council tax band B

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):

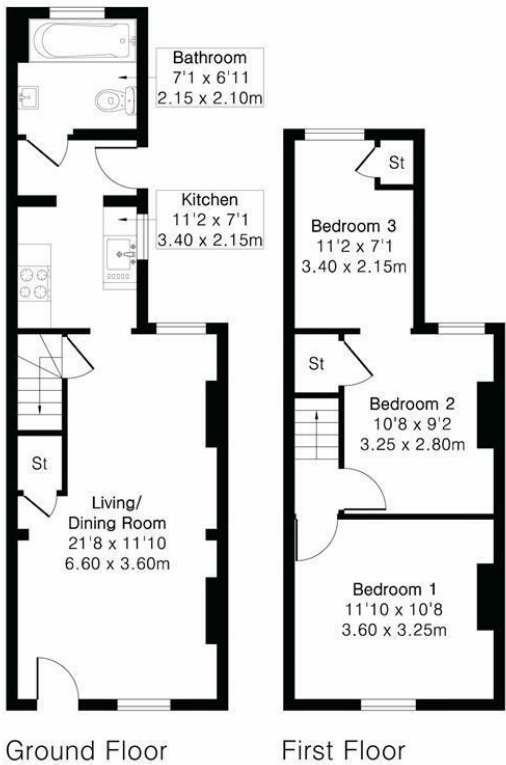
Superfast – Fibre to the cabinet (FTTC)

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 725 sq ft - 67 sq m
Ground Floor Area 388 sq ft – 36 sq m
First Floor Area 337 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S
Sales



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