



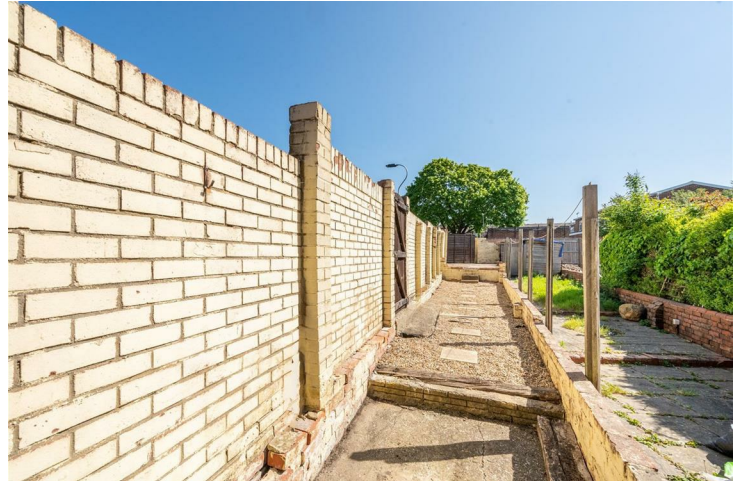
A charming Victorian end-terrace home, perfectly suited to first-time buyers, ideally positioned in a central Reading location. Offering all the conveniences of town centre living, the property is within easy reach of local amenities, shops, and excellent transport links, making it an ideal first step onto the property ladder. The home features a practical and versatile layout, including a spacious double bedroom and a second smaller bedroom or study, which leads through to the bathroom, ideal for those working from home. On the ground floor, a bright dual-aspect living room provides a welcoming space to relax and entertain, while the kitchen offers ample storage and generous worktop space for everyday living. To the rear, a lean-to leads out to a low-maintenance patio garden, perfect for those seeking outdoor space without the upkeep. A fantastic opportunity to acquire a characterful first home in a highly convenient central location.

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



- Central location
- End terrace property
- Ideal first time purchase
- first floor bathroom
- Low maintenance patio garden
- No onward chain





Council tax band B

Council- Reading

Additional information:

Parking

On-street parking.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

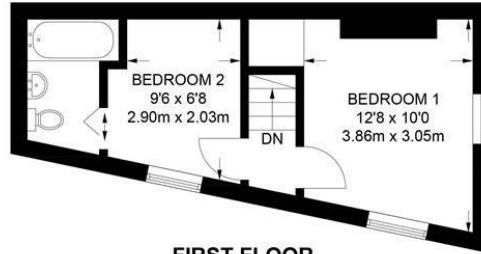
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

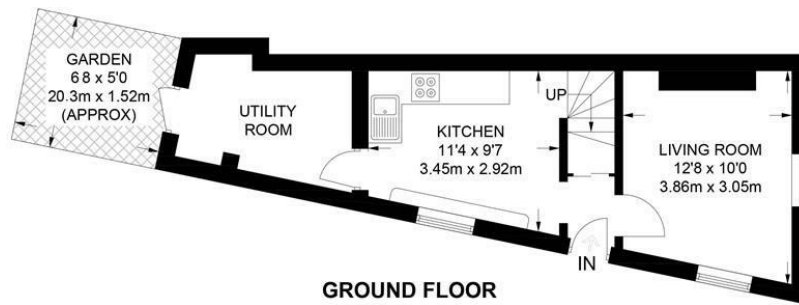
Mobile phone coverage

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



**FIRST FLOOR**  
261 SQ FT / 24.3 SQ M



**GROUND FLOOR**  
326 SQ FT / 30.3 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
587 SQ FT / 54.6 SQ M

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



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

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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		65	81
(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.