



This attractive Victorian semi-detached home is located in a popular residential address on the outskirts of the town centre and University area. The 3 bedroom home offers the opportunity for individual improvement and upgrading to create an impressive home. The grey brick gable fronted property retains a wealth of period features and further benefits from no onward chain. Ideally positioned for the town centre and the mainline station and Oracle centre as well as the University campus and Royal Berks hospital. There are a wide range of local amenities nearby with good local bus routes and easy access to the M4 access and business parks.

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



- 3 Bedrooms; Separate 1st floor Bathroom
- Living room with bay window & fireplace
- Separate Dining room
- Kitchen-breakfast room with WC and lean-to
- Walled garden with brick outbuilding
- No onward chain





Council tax band C
Reading

Garden
The property has a walled garden in need of attention with side access and door to a brick outbuilding.

Parking
There is on-street parking for shared use that does not require residents or visitors permits.

Additional information (Part B)

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

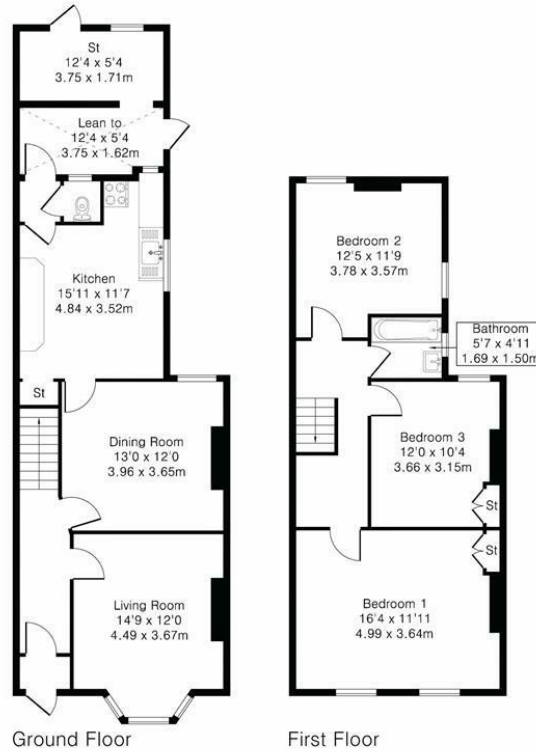
Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

For an indication of specific speeds and supply of broadband and mobile, we recommend buyers go to the Ofcom website "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 1333 sq ft – 124 sq m
 Ground Floor Area 742 sq ft – 69 sq m
 First Floor Area 591 sq ft – 55 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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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		51	81
(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.