



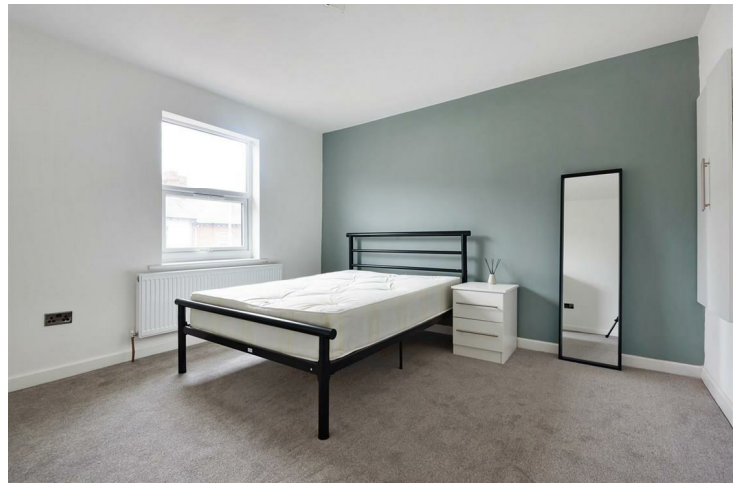
A substantial period terrace home neatly arranged over four floors providing adaptable and practical living space. The property has recently been refurbished throughout to a high standard and is currently let for £1850 per month with the option to take it as a fully furnished rental, or with vacant possession.

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



- Sizeable 4 bedroom period terrace
- Possible furnished investment or with no chain
- Close to town & amenities
- High standard of finish & modernised throughout
- Stylish kitchen with appliances
- 1146 square foot





Council tax band C

Council Reading

Additional information (Part B)

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”

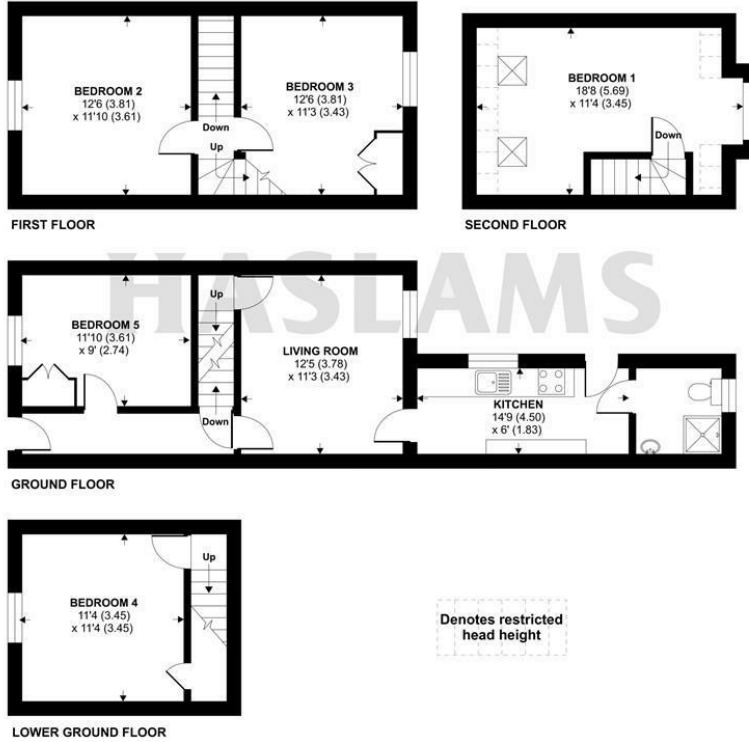
Rental Yield

We believe the current rental value for a furnished let would be £2000 per calendar month which based on the asking price represents a possible gross rental yield of 5.6%

Floorplan

Southampton Street, Reading, RG1

Approximate Area = 1146 sq ft / 106.4 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 1174 sq ft / 109.0 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). © nichecom 2021. Produced for Haslams. REF: 796250



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

sales@haslams.net
 0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(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.