



This impressive period 4 storey property is situated in a town centre Conservation area on a sought-after tree-lined address in the favoured University area. Conveniently positioned for the Royal Berkshire hospital, University campus and a number of independent schools with the shops and riverside restaurants of the Oracle and mainline station within walking distance. Currently, the property is used as a House in Multiple Occupation with a separate self-contained flat achieving an annual rent of £47,400 and will appeal to both investors and owner occupiers. Enjoying a generous part-walled garden which extends in excess of 200', the ground, first and second floors provide adaptable and versatile accommodation comprising 6 bedrooms with a living room and a kitchen-breakfast room. While, the lower ground floor has been divided to create a self-contained 1 bedroom flat. The property is offered for sale with no onward chain.

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





- Period semi-detached in prime University address
- Investment opportunity and or suitable for owner occupation
- Currently a 6 bedroom HMO & 1 bed self contained flat and
- Retains period features and fireplaces
- Part-walled garden in excess of 200'
- Walking distance to hospital & mainline station







Council tax band E

Council Reading

Garden

The garden enjoys a westerly aspect and extends in excess of 200' and is laid to lawn with a part-walled boundary and there is pedestrian side access.

Additional information:

Parking

There is driveway parking for multiple vehicles.

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”

The property is located in a conservation area

# Floorplan

Approximate Gross Internal Area 2263 sq ft – 210 sq m  
 Lower Ground Floor Area 477 sq ft – 44 sq m  
 Ground Floor Area 598 sq ft – 56 sq m  
 First Floor Area 593 sq ft – 55 sq m  
 Second Floor Area 595 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			78
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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