

HASLAM'S
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1, Jesse Terrace, Reading, RG1 7RS

£725,000

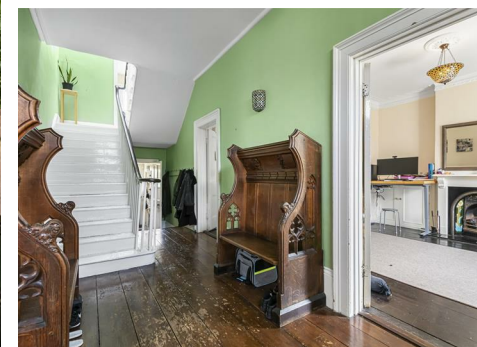
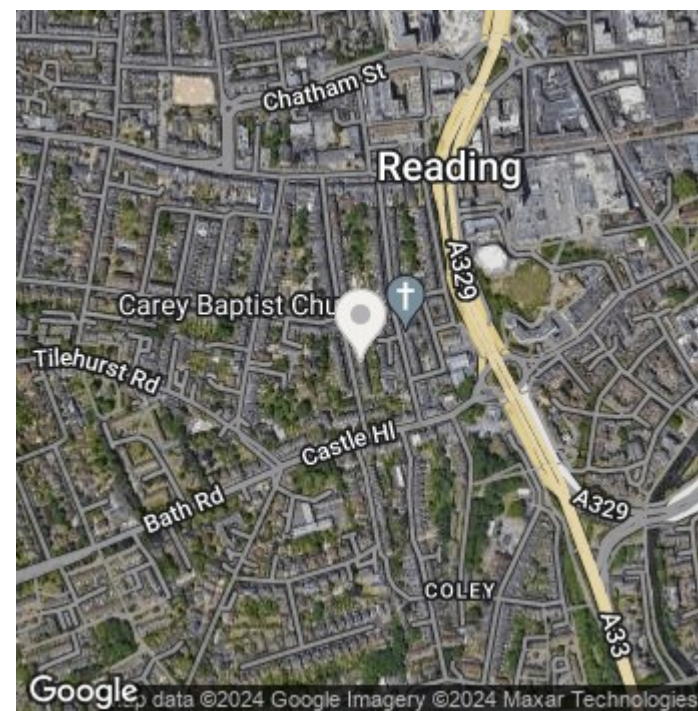
A fine Georgian family home located in a sought-after conservation area, conveniently positioned for the mainline station and the shops and restaurants of the Oracle. The front garden is enclosed by railings and the stuccoed property has retained a wealth of period features with fireplaces, sash-windows and a number of rooms with exposed floorboards. Benefitting from 5 bedrooms with 4 reception rooms and a well fitted kitchen, the property further benefits from a cellar divided into 3 rooms. Outside, the part-walled garden has driveway parking accessed from Baker Street via an electric gate and a double garage. The property is offered for sale with no onward chain.





- 5 Bedrooms
- 4 reception rooms; 3 room cellar
- Kitchen with vaulted ceiling and granite work surfaces; Utility & WC
- Electric gated access to driveway with double garage
- Conservation area address; Part-walled garden
- Walking distance of mainline station & Oracle; No onward chain

Council tax band F
Council- Reading





Description

An impressive family home which has been subject to significant improvements and upgrading. Located in a highly sought after conservation area. Offering secure off road parking through electric gates. The property is within walking distance of Reading's mainline train station and the Oracle development. Council Tax Band F

Additional information:

Parking

The property has a gated driveway accessed from Baker Street with an electric gate and provides parking for multiple vehicles and a detached double garage with an electric door.

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"

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"

Part C

The property is located in a conservation area and the road is subject to an Article 4 Direction which prevents the use of homes being used as Houses of Multiple Occupation and also protects the house façades from alterations.

Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

Garden

The part-walled garden incorporates a patio area that skirts the rear of the house with pathways flanked by raised beds and creeper clad archways leading to the parking area.



Approximate Gross Internal Area 2359 sq ft – 219 sq m
 Lower Ground Floor Area 326 sq ft – 30 sq m
 Ground Floor Area 1074 sq ft – 100 sq m
 First Floor Area 959 sq ft – 89 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.