

**HASLAM'S**  
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28, Upper Redlands Road, Reading, RG1 5JP

£565,000



This attractive Victorian townhouse is located close to Whiteknights Lake and the campus in the sought-after University area of Reading. The property has been subject to sympathetic improvement and upgrading while retaining numerous period features, notably fireplaces in most rooms. The 3 bedrooms are complimented by 3 reception rooms alongside a well-equipped kitchen-breakfast room which overlooks the part-walled garden. Ideally positioned for the hospital, a wide range of both state and independent schools with easy access to the town centre, the property will appeal to purchasers seeking a well-cared for home in a popular residential setting. The area also benefits from excellent transport links with easy access to the A329 (M) and local bus routes nearby.



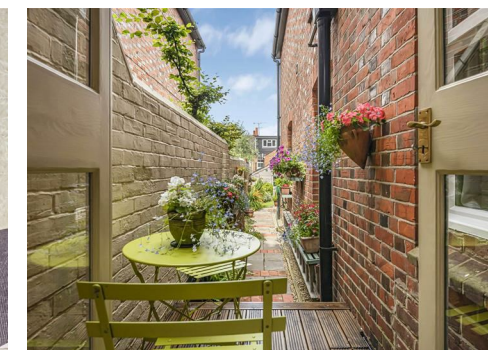
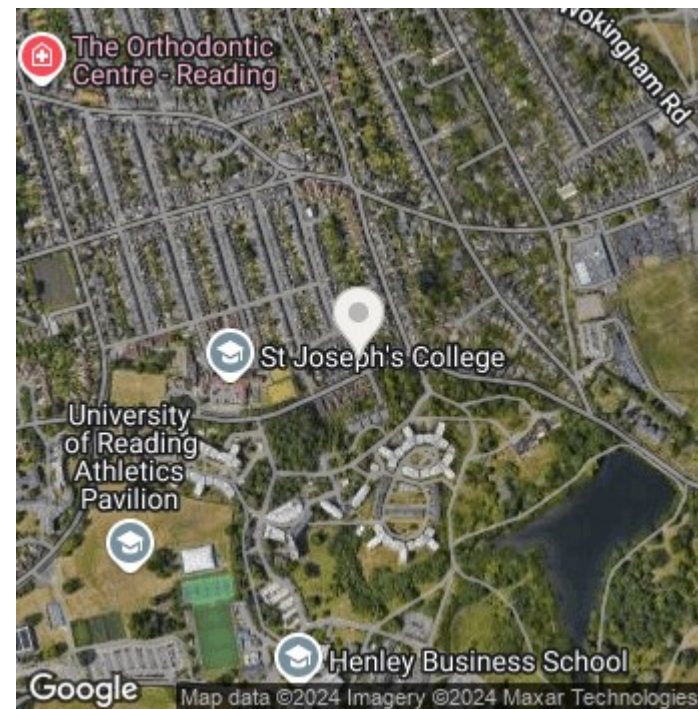




- 3 Bedrooms, all with fireplaces
- Living room with fireplace and bay window
- Family room with double doors to garden
- Dining room; Kitchen-breakfast room; 1st floor Utility room
- Pretty part-walled garden with workshops
- Walking distance of Whiteknights lake and University campus



Council tax band E  
Council-







#### Additional information:

##### Parking

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](http://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"

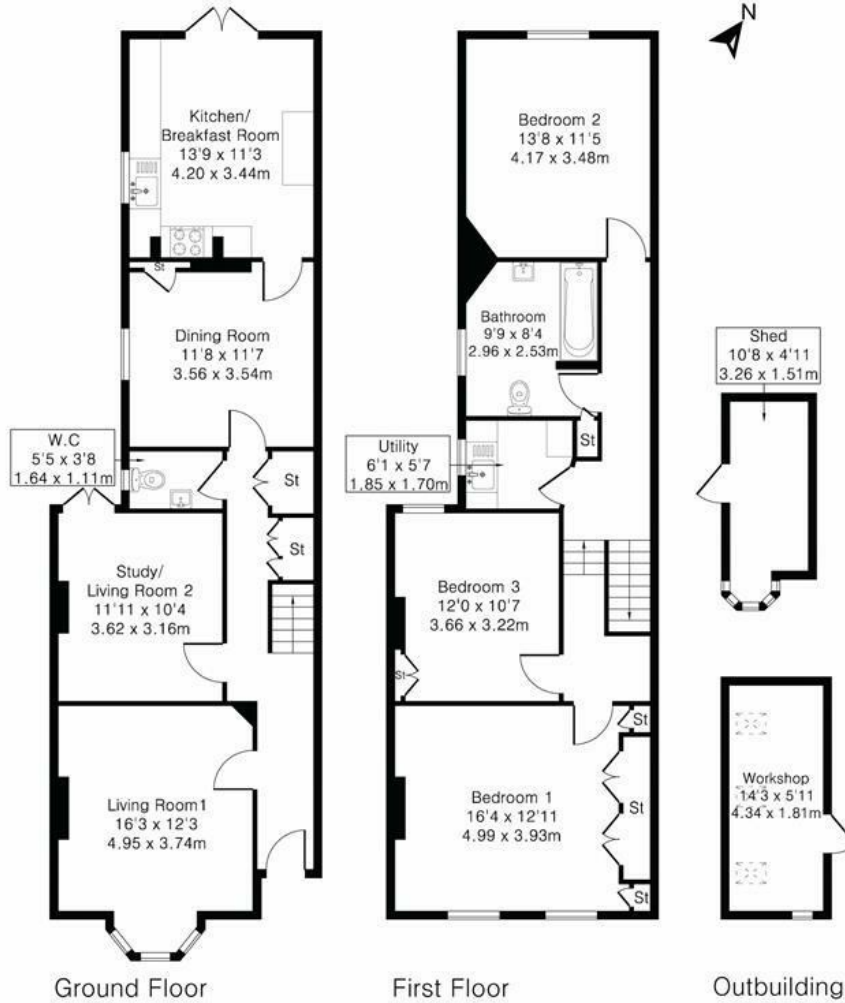
##### Garden

The gardens are a particular feature with a railing enclosed front garden which is well-stocked with shrubs and there is a mature wisteria with a tiled pathway to the front door. The rear garden is walled to both sides and has a private patio area with steps down to a well-maintained lawned garden with raised brick shrub beds with a pathway meandering to the rear. There are two good sized workshops each with power and light and gated pedestrian rear access.





Approximate Gross Internal Area 1646 sq ft – 153 sq m  
 Ground Floor Area 753 sq ft – 70 sq m  
 First Floor Area 751 sq ft – 70 sq m  
 Outbuilding Area 142 sq ft – 13 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.