

Property ref: 166531

**Wolseley Street,
Reading, RG1 6AZ**

£1,400 PCM

HASLAM'S
Lettings



I am pleased to present this charming mid-terrace 2 bedroom property located in a prime location close to Reading town centre. One of the standout features of this property is the annex located in the back garden, providing additional living space that can be used as a home office, guest accommodation, or a private retreat. The annex offers versatility and convenience, adding value to the property. The main house comprises two well-proportioned bedrooms, a contemporary kitchen, a bright and airy living room, and a stylish bathroom. The property also benefits from a private garden, and plenty of storage. Reading Borough Council tax band B.

Available Now

- Two double bedrooms
- Kitchen with appliances; Permit parking
- Plenty of storage; Gas central heating
- Private garden with annex
- Part-furnished; EPC rating D
- Managed by LANDLORD

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.haslams.net
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 960 1055

lettings@haslams.net www.haslams.net

Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE

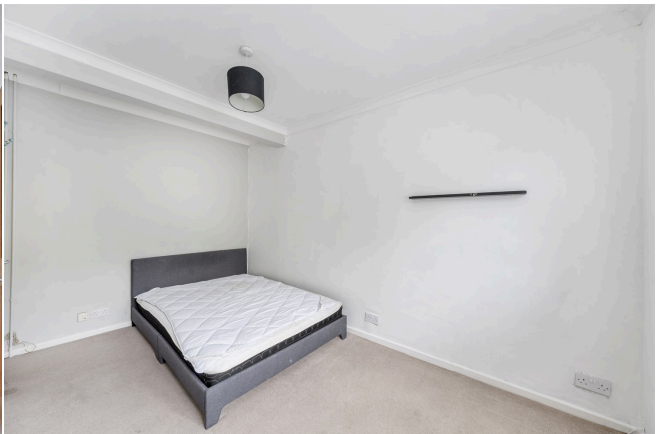
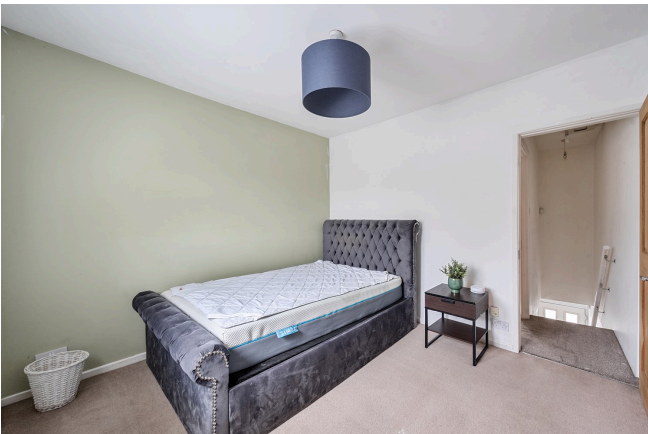
Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Mains

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.

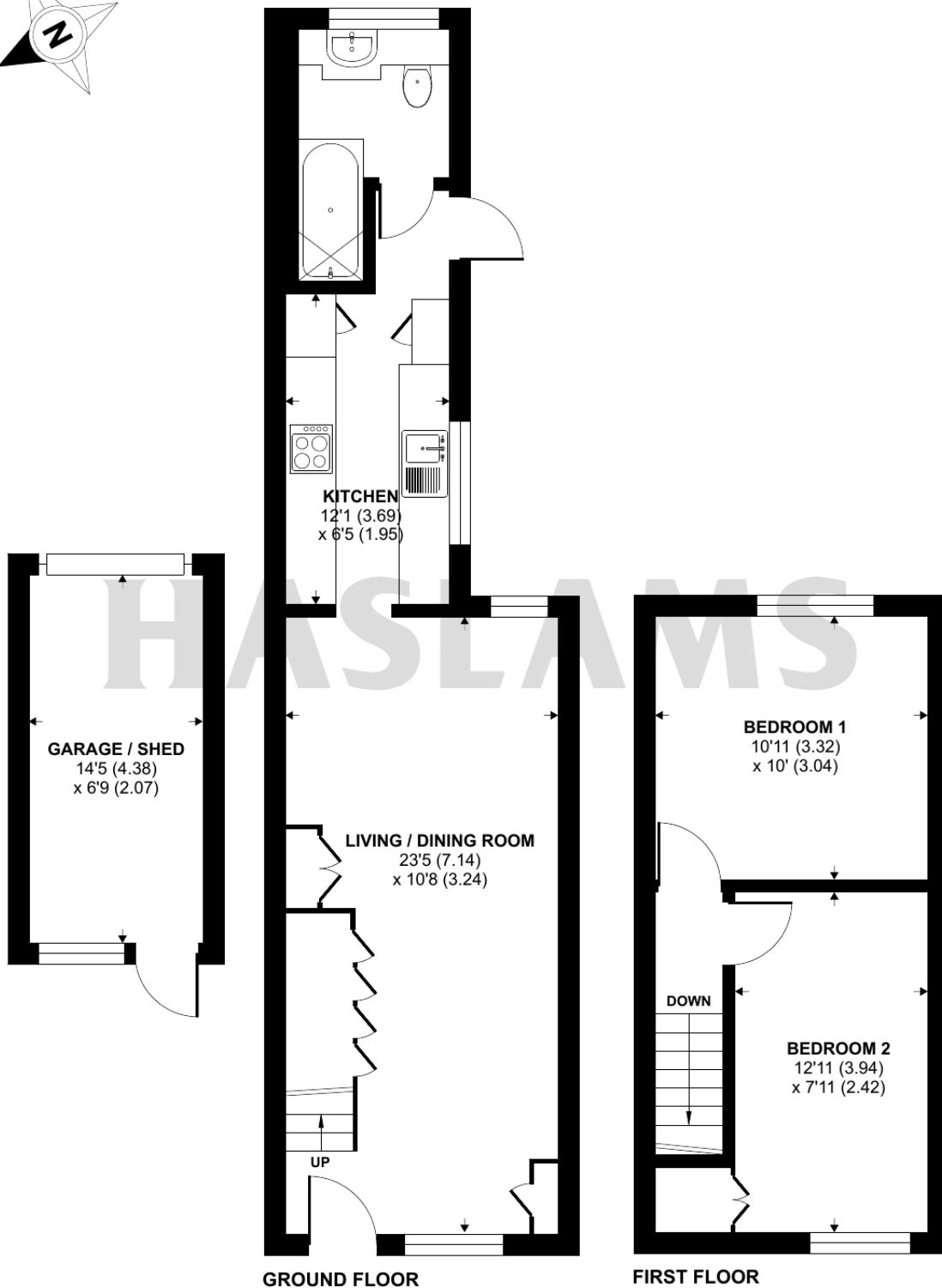




Wolseley Street, Reading, RG1

Approximate Area = 649 sq ft / 60.2 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Haslamss. REF: 1284444