

Property ref: 170314

## De Montfort Road, Reading, RG1 8DL

£1,895 PCM

**HASLAM'S**  
Lettings



We are pleased to present to you this charming 3-bedroom Victorian terraced house located on a sought-after road just a few minutes' walk from Reading train station and Caversham. This property seamlessly combines Victorian charm with modern amenities, offering a perfect blend of character and convenience. The house features a beautiful bay window that floods the living space with natural light, creating a warm and inviting atmosphere. Additionally, permit parking is available, ensuring ease and convenience for residents. Don't miss the opportunity to view this unique property that offers the best of both worlds - Victorian elegance and modern comfort.  
Reading Borough Council tax band C.

- Three double bedroom Victorian terraced house
- Just a few minutes' walk to Reading mainline train station
- West facing rear garden; Permit parking
- Available furnished or unfurnished
- Gas central heating; EPC rating E
- No access to the loft; Managed by HASLAM'S

### Available 12/05/2025

\*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](http://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](mailto:lettings@haslams.net) [www.haslams.net](http://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.



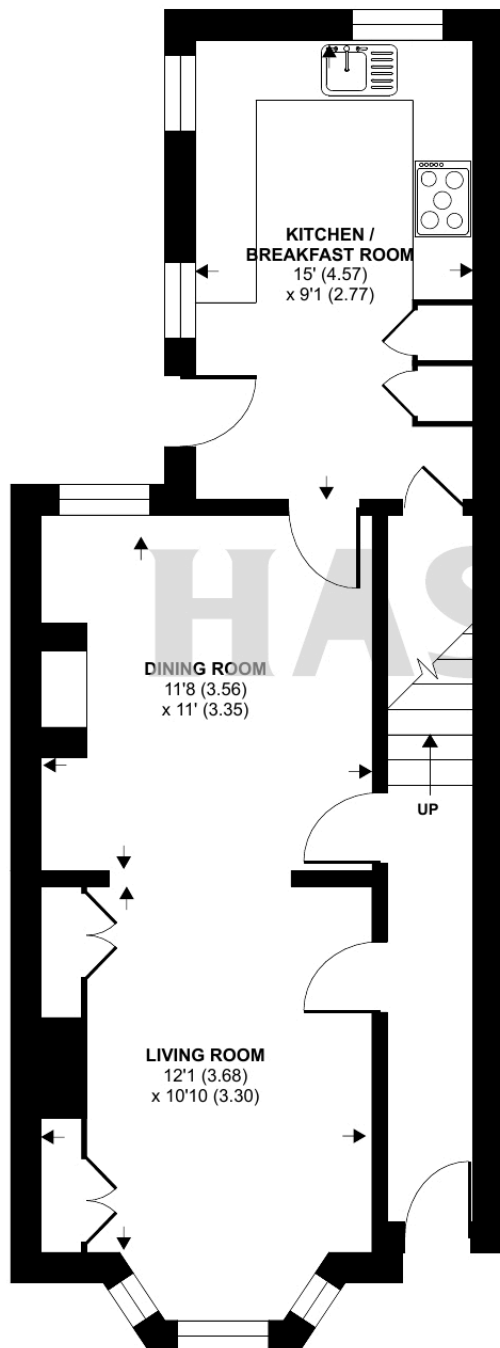




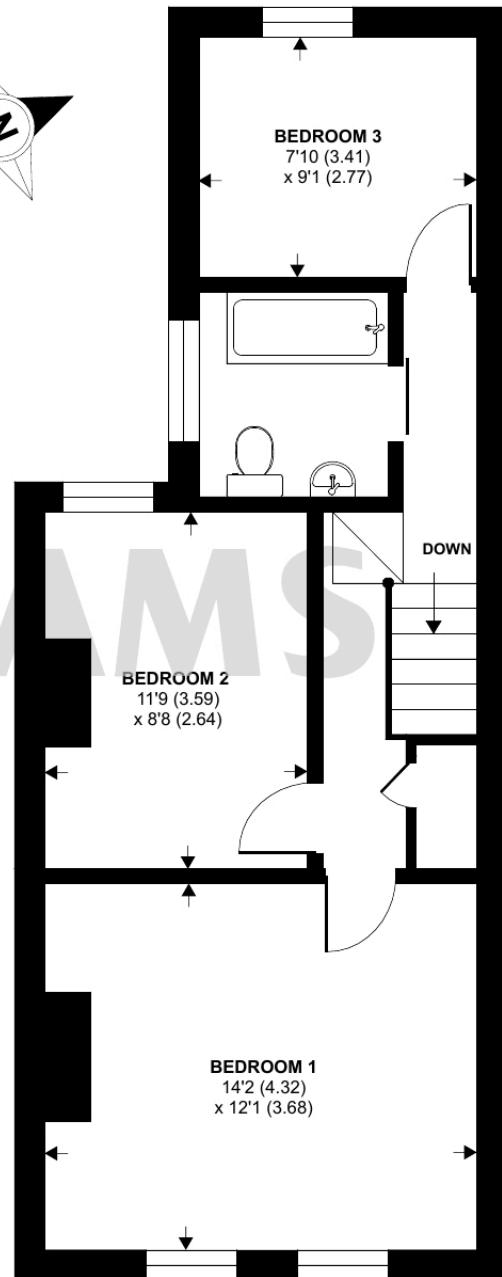
# De Montfort Road, Reading, RG1

Approximate Area = 988 sq ft / 91.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Haslam's. REF: 1281290