



A charming and well-presented two-bedroom Victorian bay-fronted terrace offered to the market with no onward chain. This attractive home features two spacious reception rooms, including a dining room leading through to a well-sized kitchen, creating a practical and inviting living space. Upstairs offers two well-proportioned double bedrooms and a family bathroom. Full of character and well balanced throughout, this property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

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

sales@haslams.net
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- Well presented end terrace
- 2 Reception rooms
- 2 Bedrooms
- First floor bathroom
- Period features
- No onward chain





Council tax band C

Council- RBC

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 "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

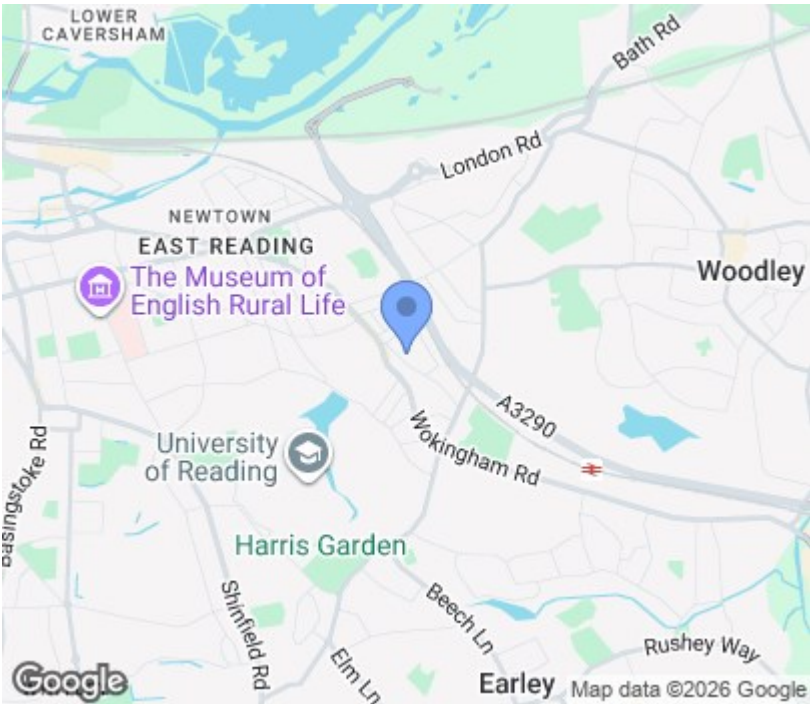
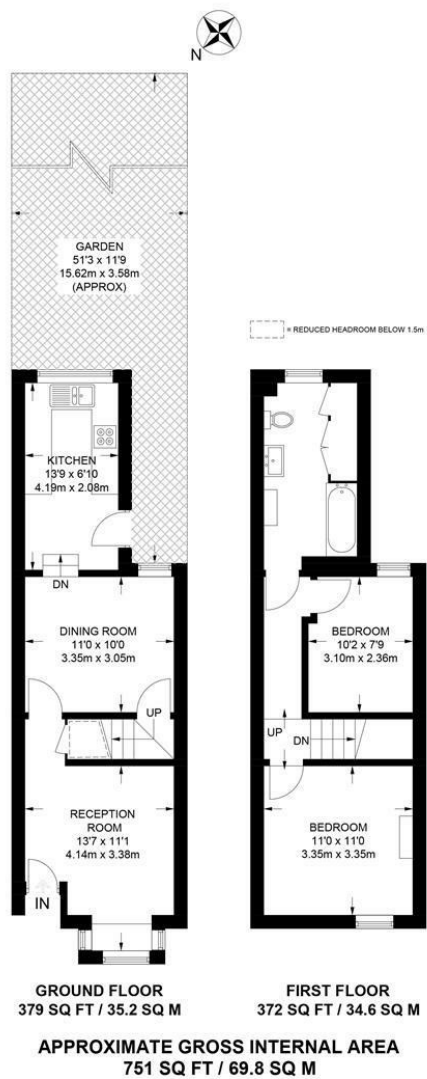
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



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