



A well-presented three-bedroom family home situated in the popular Hatford Road area of Southcote, offered to the market with no onward chain. The property provides versatile living accommodation, including a spacious living and dining room, a separate study ideal for working from home, and a well-appointed kitchen.

Upstairs, there are three good-sized bedrooms served by a recently refitted family bathroom, finished to a modern standard.

Externally, the property benefits from a south-facing garden, perfect for enjoying sunshine throughout the day and ideal for outdoor dining or family use.

This home offers excellent potential for families or buyers seeking a conveniently located property with flexible living space.

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



- No onward chain
- Well presented throughout
- 3 Bedrooms
- Open plan living/dining room
- Study
- South facing garden





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](http://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):

Superfast – Fibre to the cabinet (FTTC)

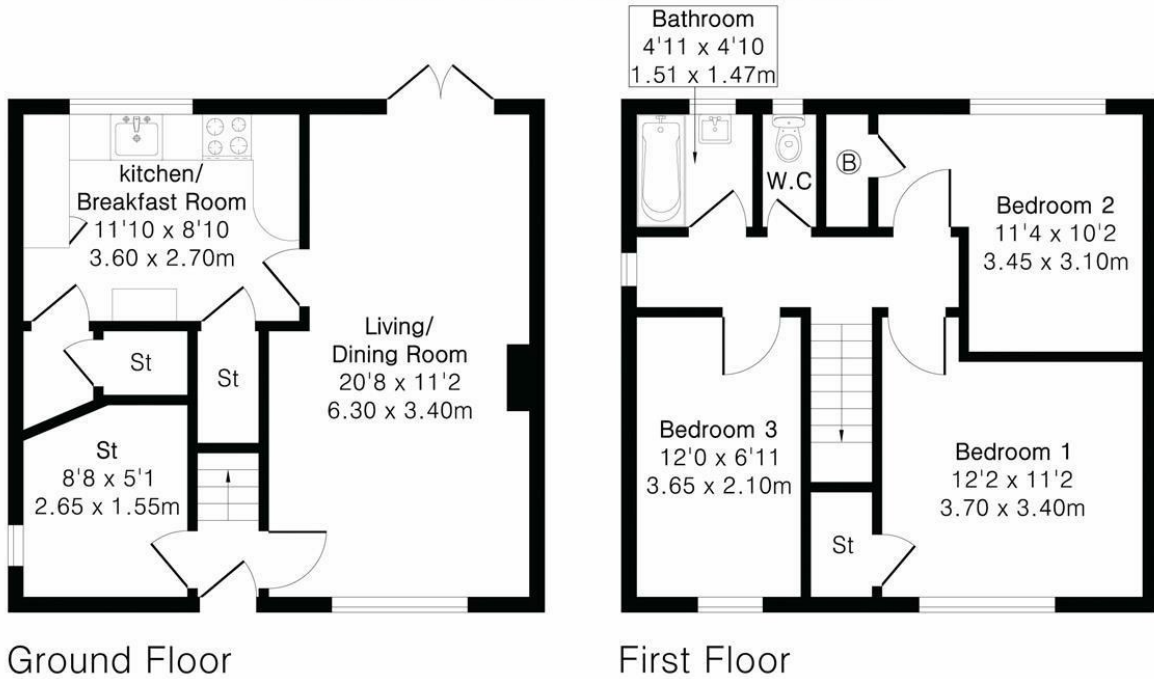
Mobile phone coverage

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"

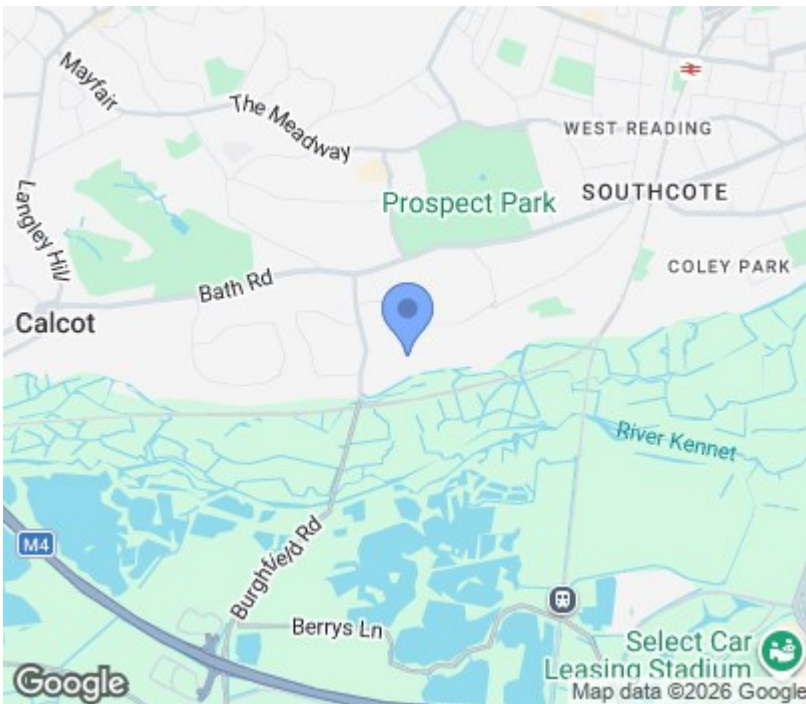
**Approximate Gross Internal Area 896 sq ft - 84 sq m**

Ground Floor Area 448 sq ft – 42 sq m

First Floor Area 448 sq ft – 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.