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TBC

This attractive gable-fronted Victorian inner terrace occupies a sought-after residential position, perfectly placed between the vibrant centres of Caversham and Reading. The River Thames and Christchurch Meadows are just a short stroll away, while Reading mainline station lies approximately 0.8 miles from the property, making this an excellent choice for commuters and those who value easy access to town, river walks and green space. Internally, the home is thoughtfully arranged for modern living. A versatile family room flows seamlessly into the living room via double sliding doors, creating a flexible and sociable layout that continues through to the open-plan kitchen and dining space. Bifold doors open onto an established rear garden, where a paved patio provides an ideal setting for al fresco dining and entertaining. Upstairs, three well-proportioned bedrooms are complemented by an en suite shower room to the primary bedroom, enhancing both comfort and practicality. The property is well presented throughout and ready to move into. Appealing to professional purchasers and discerning buyers alike, this home combines period character with contemporary living, all set within a prime location offering excellent transport links, easy access to the station and some of Reading's most desirable riverside walks.

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

sales@haslams.net
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- 3 Bedrooms, principle with en suite
- Living room with double internal sliding doors
- Family room with bay-window
- Fitted Kitchen-diner with bi-fold doors to garden
- Ground floor bathroom: Double glazed: Gas central heating
- Established garden with patio area; Walking distance to mainline station and River Thames





Council tax band C

Council- RBC

Garden
The garden features a private paved patio area with a paved pathway leading to the rear of the garden flanked to one side by a well-maintained lawned garden with two specimen conifers and mature shrub beds to the other side. There is also a useful timber shed at the rear of the garden and a pedestrian gate leading to a shared access pathway.

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

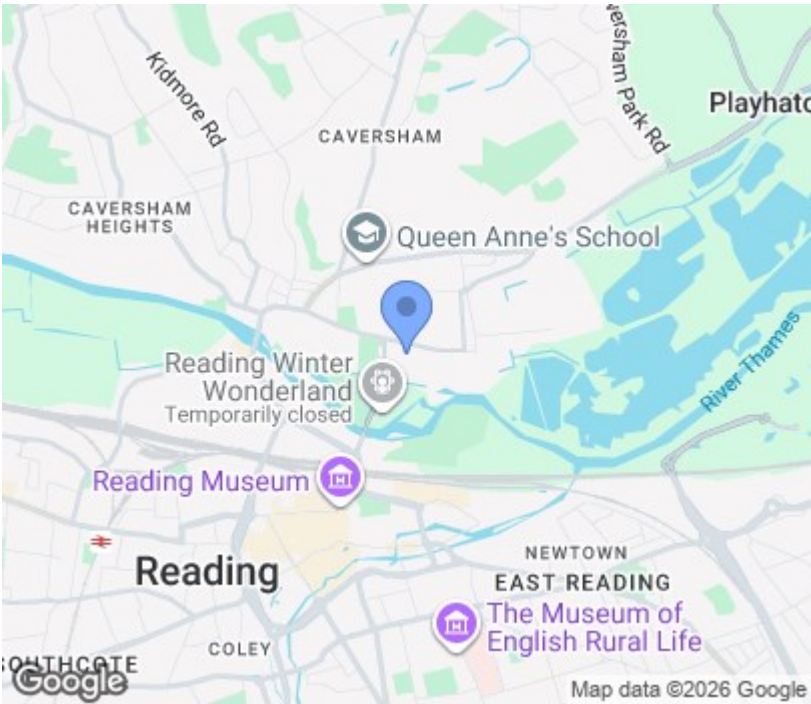
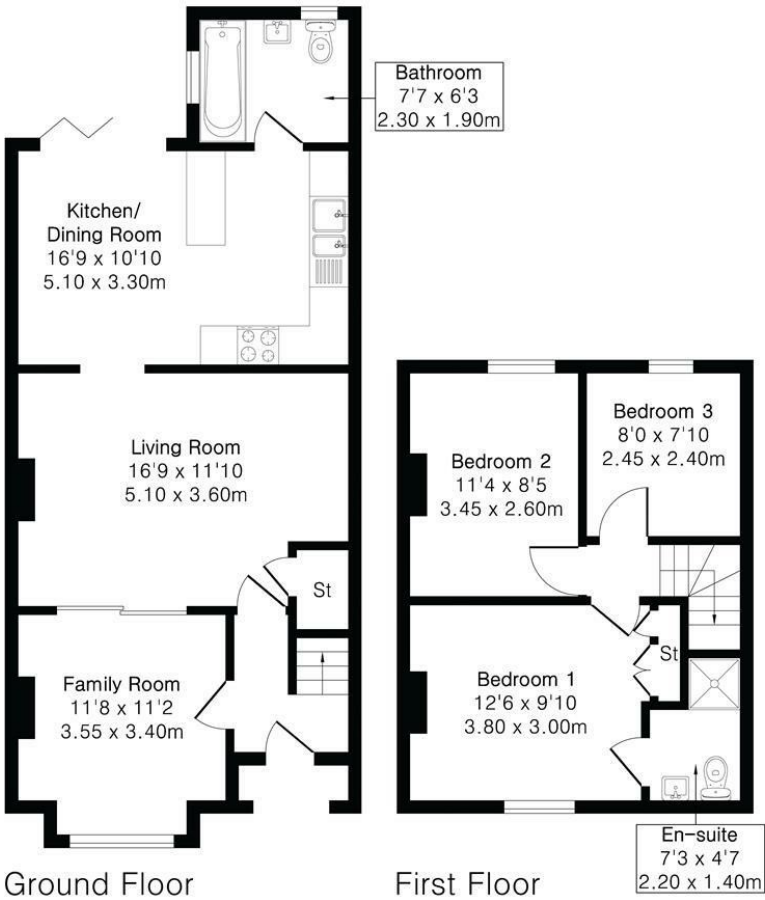
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 959 sq ft - 89 sq m

Ground Floor Area 597 sq ft – 55 sq m

First Floor Area 362 sq ft – 34 sq m



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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	67	78
(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.