HASLAMS Sales

Prospect Street

Reading, RG1 7YG

£345,000



3 2 2 E

A period detached property situated in an established residential area on the outskirts of Reading town centre, offered for sale with vacant possession. The property is currently arranged as two self-contained flats, each benefiting from separate utilities, with the existing use supported by a Certificate of Lawful Use. Requiring refurbishment and modernisation, it offers considerable scope for improvement and presents an attractive opportunity for an investor seeking to enhance its rental potential or an owner-occupier wishing to reinstate it as a single dwelling. Alternatively, an owner-occupier could occupy one flat while retaining the other as a rental investment. The ground-floor flat comprises a double bedroom, kitchen/breakfast room, living room and bathroom. The first-floor flat provides two bedrooms, together with separate living accommodation, kitchen and bathroom facilities. The property is conveniently positioned for both Reading West and Reading mainline stations, with a range of local shops, amenities and bus services within walking distance. Combining a detached period property, an established two-flat arrangement and scope for refurbishment, this is a versatile opportunity appealing to both investors and owner-occupiers.

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

sales@haslams.net
0118 960 1000





- Investment opportunity or potential to convert back to a 3 bedroom detached
- One bedroom flat on the ground floor
- Two bedroom flat on the first floor
- Certificate of lawful use
- Walking distance of mainline & Reading West station
- No onward chain










Council tax band B

Council- RBC

Garden

There is an area of courtyard garden for the sole use of the ground floor flat.

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon successful 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:

Water – mains
Drainage – mains
Electricity - mains
Heating - electric 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”

The ground floor flat has an EPC rating of 'E' with the current score of 40 and the potential to achieve 74. The Council tax band is 'A'
The first floor flat also has an EPC rating of 'E' with the current score of 50 and the potential to achieve 72. The Council tax band is 'B'

Agents Note: Potential buyers for owner occupation requiring mortgage finance, should check with their lenders that the configuration meets the lenders criteria.

Floorplan



GROUND FLOOR
604 SQ FT / 56.1 SQ M

FIRST FLOOR
629 SQ FT / 58.4 SQ M

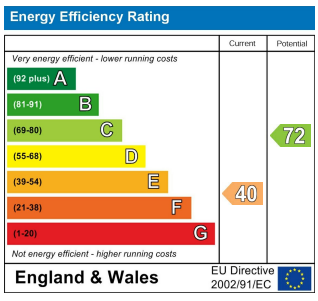
APPROXIMATE GROSS INTERNAL AREA = 1233 SQ FT / 114.5 SQ M
(EXCLUDING EXTERNAL STORAGE)
EXTERNAL STORAGE = 13 SQ FT / 1.2 SQ M
TOTAL = 1246 SQ FT / 115.7 SQ M

This plan has been drawn for illustrative and identification purposes only.



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

sales@haslams.net
0118 960 1000



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.