



Because property is personal with...

Hartland Road, Reading,

Belvoir

Guide price £335,000



Key Features

- Three Bedroom Semi Detached House
- Freehold
- Council Tax Band - C
- EPC Rating - C
- Vacant
- In Need Of Modernisation
- Two Reception Rooms
- Large Rear Garden







Belvoir Estate Agents are delighted to bring to the market with NO ONWARD CHAIN this character double bay fronted semi detached house located in a highly sought-after area of Reading, with convenient access to local amenities, reputable schools, and excellent transport links. The accommodation, which is in need of refurbishment, to the ground floor comprises of an entrance hall, cloakroom, kitchen and two separate reception rooms whilst to the first floor there are three bedrooms and a family bathroom.



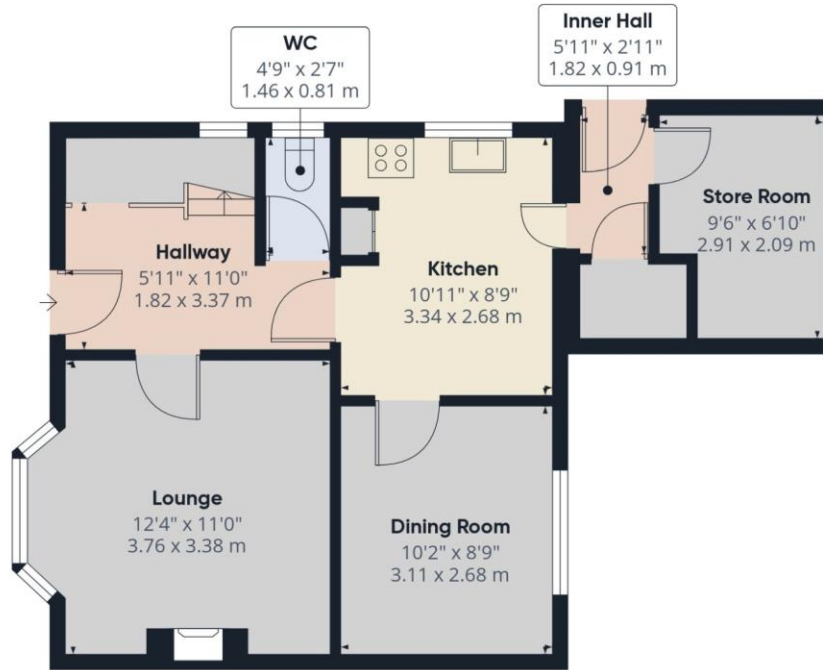
Outside to the front there is driveway parking and to the rear there is a good-sized garden.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

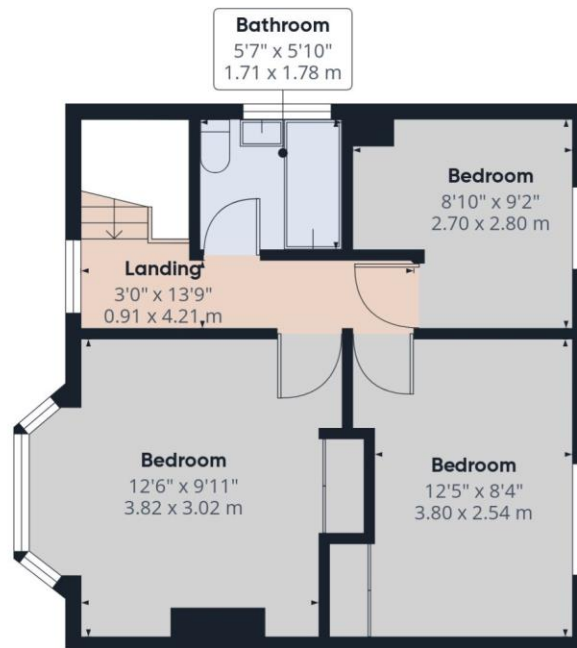
We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.



Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Floor 0



BELVOIR!
Property is personal.

Approximate total area⁽¹⁾

931 ft²

86.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Belvoir