



Haslams are delighted to bring to the market this charming family home, situated on a popular road in Southcote, offering convenient access to Reading town centre, local schools, and a range of nearby shops. The property features a spacious living room leading through to a bright sun room, alongside a well-appointed kitchen, utility room, garage, and a convenient ground-floor WC. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC. To the rear, the property benefits from a private, enclosed west-facing garden with a patio area leading onto the lawn. A further advantage is the immediate access to the adjoining allotments, where the current owner rents a plot.

Offered to the market with no onward chain, this is an excellent opportunity for families and buyers seeking a well-located home.

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

sales@haslams.net
0118 960 1000



- No onward chain
- 3 Bedrooms
- 2 Reception rooms
- Easy access to schools and amenities
- Westerly facing garden with patio
- Garage and cloakroom





Council tax band C

Council-

Additional information:

Parking

There is off-road parking and a garage at the front of the property

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

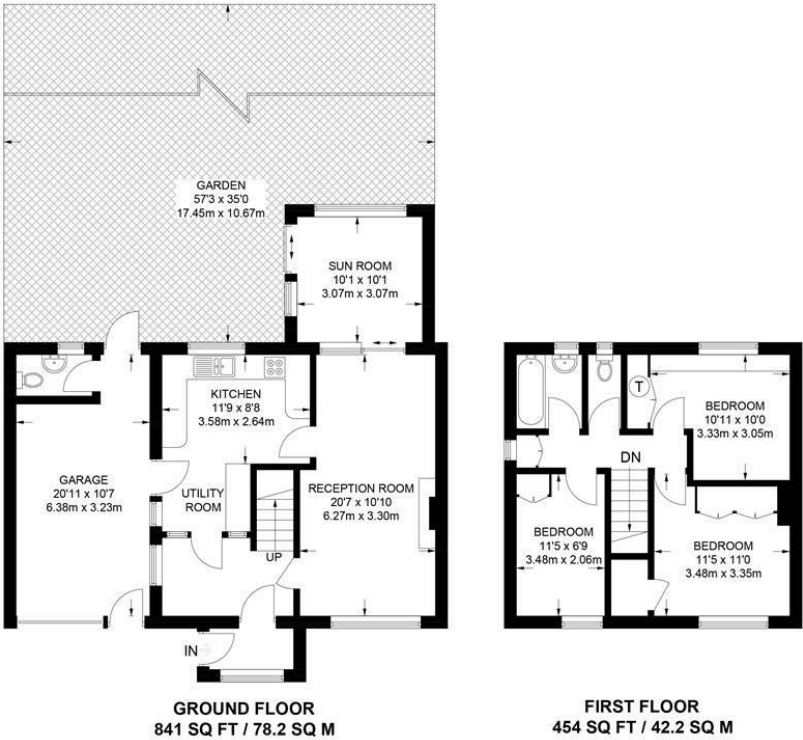
Broadband connection available (information obtained from Ofcom):

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



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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.