HASLAMS Sales

Virginia Way

£435,000

Reading, RG30 3QH



3 1 3 C

A well-presented three-bedroom semi-detached family home, ideally positioned for convenient access to a range of local schools, Reading town centre and nearby retail parks. The property offers well-balanced accommodation, comprising a spacious living/dining room, providing an excellent space for both everyday living and entertaining, alongside a separate sun room which enjoys views over the garden. The kitchen/breakfast room offers ample storage and generous work surface space, creating a practical and sociable area for family life. To the first floor are three well-proportioned bedrooms, complemented by a family bathroom. The current owners have also undertaken a number of improvements, including the replacement of the roof and boiler. Externally, the property benefits from ample off-road parking for several vehicles, a spacious rear garden and a shed, offering further storage or potential for alternative use. Offered to the market with **no onward chain**, this is an appealing opportunity for buyers seeking a well-maintained home with generous outside space, useful improvements and excellent local convenience.

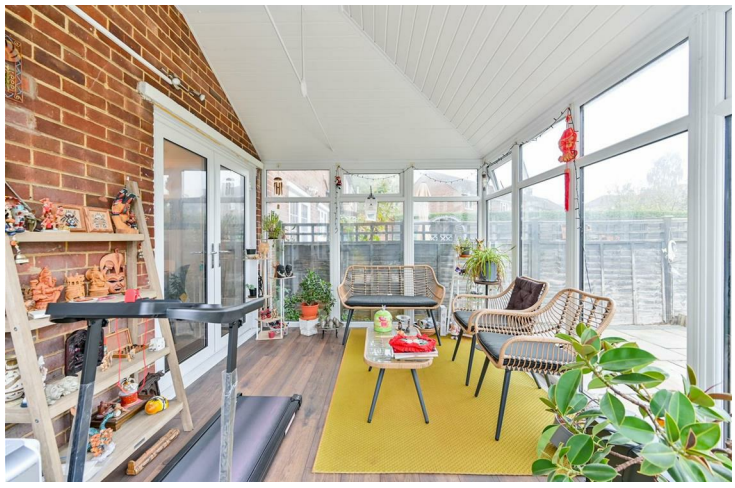
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000





- No onward chain complications
- Well presented semi detached property
- 3 well proportioned bedrooms
- Sun room with direct access to the garden
- Ample off road parking
- Easy access to schools and amenities













Council tax band C

Council- RBC

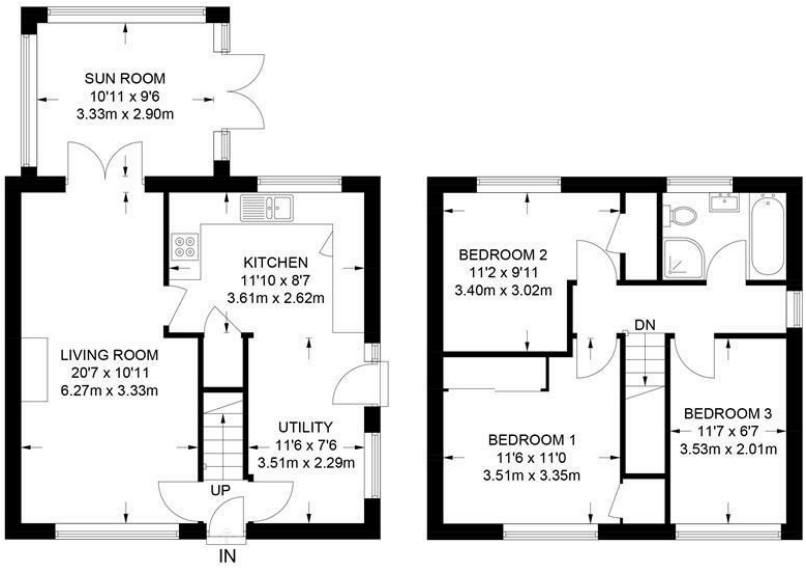
Additional information:
Parking
The property has a driveway with parking for multiple vehicles

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

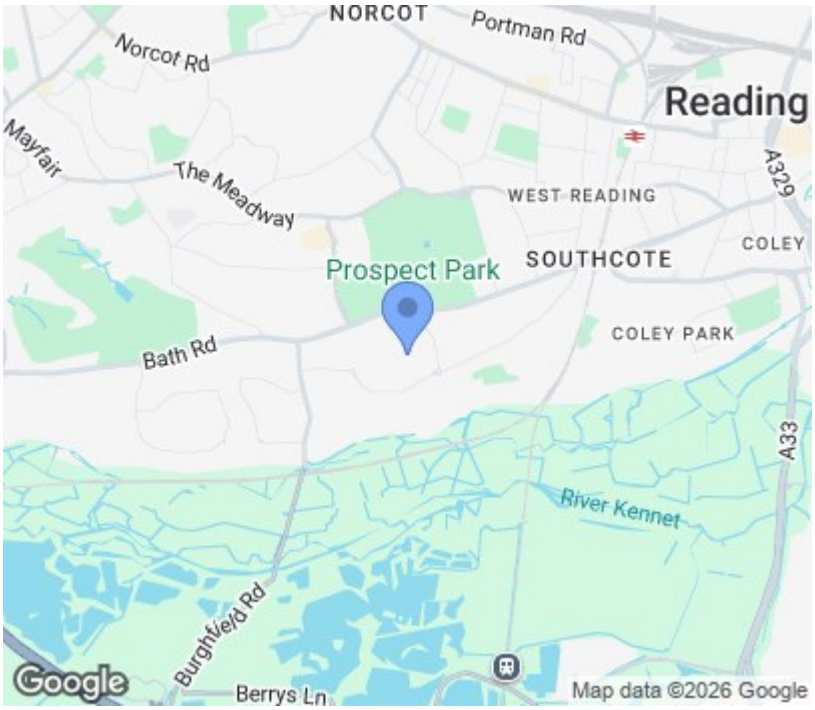


GROUND FLOOR
557 SQ FT / 51.8 SQ M

FIRST FLOOR
437 SQ FT / 40.6 SQ M

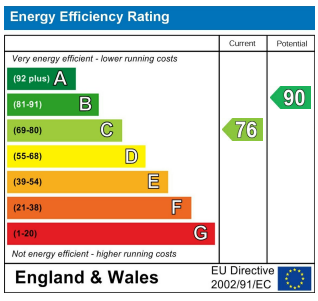
APPROXIMATE GROSS INTERNAL AREA
994 SQ FT / 92.4 SQ M

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



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