



A charming Victorian end-terrace home, perfectly suited to first-time buyers and ideally positioned in a central Reading location. Offering all the conveniences of town-centre living, the property is within easy reach of local amenities, shops, and excellent transport links, making it an ideal first step onto the property ladder. The home features a practical and versatile layout, including a spacious double bedroom and a second smaller room that leads through to the first-floor bathroom. This additional room can serve as a dressing room, study, or small bedroom. On the ground floor, a bright dual-aspect living room provides a welcoming space to relax and entertain, while the kitchen offers ample storage and generous worktop space for everyday use. To the rear, a lean-to opens out to a low-maintenance patio garden, perfect for those seeking outdoor space without the upkeep. Overall, this is a fantastic opportunity to acquire a characterful first home in a highly convenient central location.

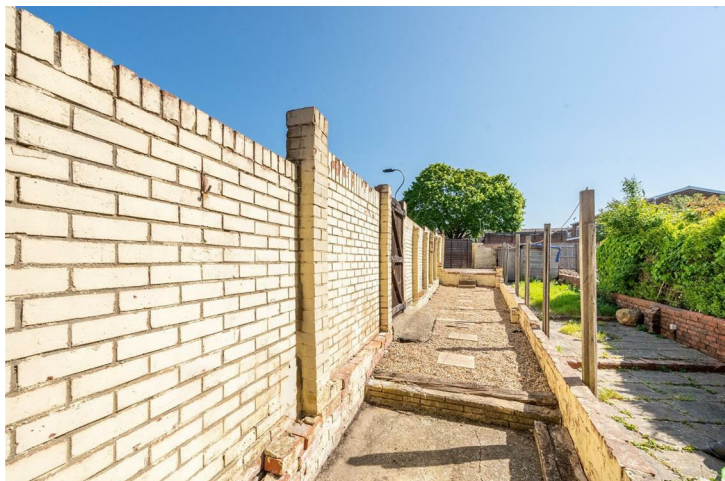
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Central location
- End terrace property
- Ideal first time purchase
- first floor bathroom
- Low maintenance patio garden
- No onward chain





Council tax band B

Council- Reading

Additional information:

Parking

On-street parking.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

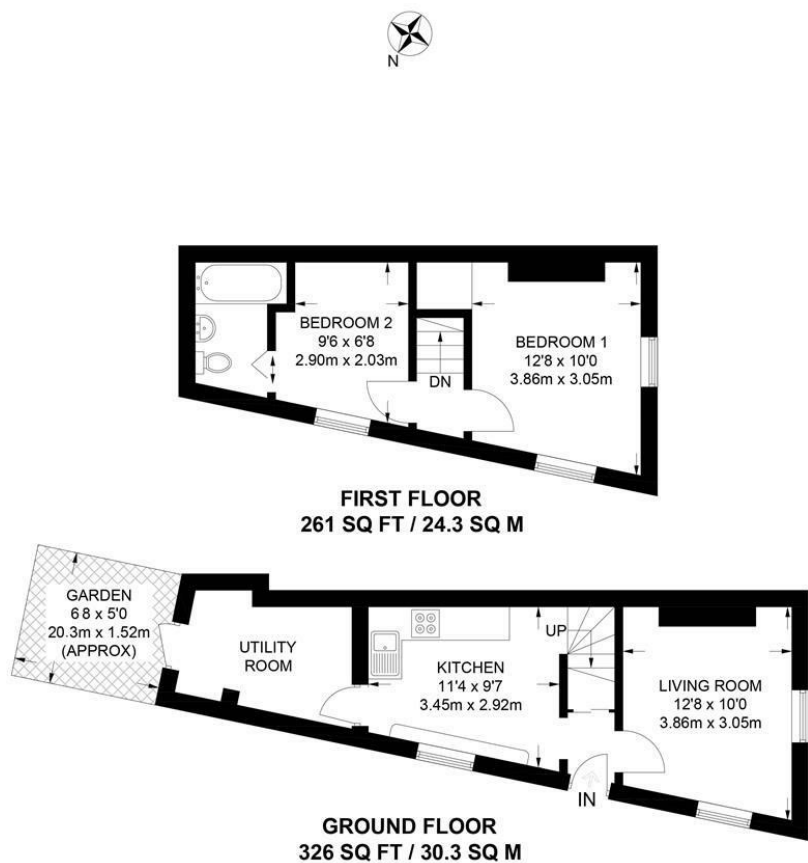
Broadband connection available (information obtained from Ofcom):

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



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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