



INVESTMENT ONLY – An extended and well-arranged investment property located within the highly sought-after university area of Reading, offering strong appeal to both students and young professionals. The property comprises four well-proportioned lettable bedrooms, complemented by four shower rooms including en-suite facilities, providing a practical and highly desirable living arrangement for multiple occupants. The layout has been carefully designed to maximise both space and rental potential, featuring a generous kitchen, separate living area, and a well-balanced distribution of bedrooms throughout the property. The provision of multiple shower rooms further enhances tenant convenience and supports strong, premium rental demand. The property is currently in the process of obtaining an HMO licence, positioning it as a compliant and ready-to-operate investment opportunity upon approval. Situated in a proven rental location close to the university and a range of local amenities, it offers excellent potential for consistent occupancy and reliable income generation.

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



- INVESTORS ONLY
- Close to Reading University
- 4 Independent rooms
- 4 Bathrooms
- Off road parking





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

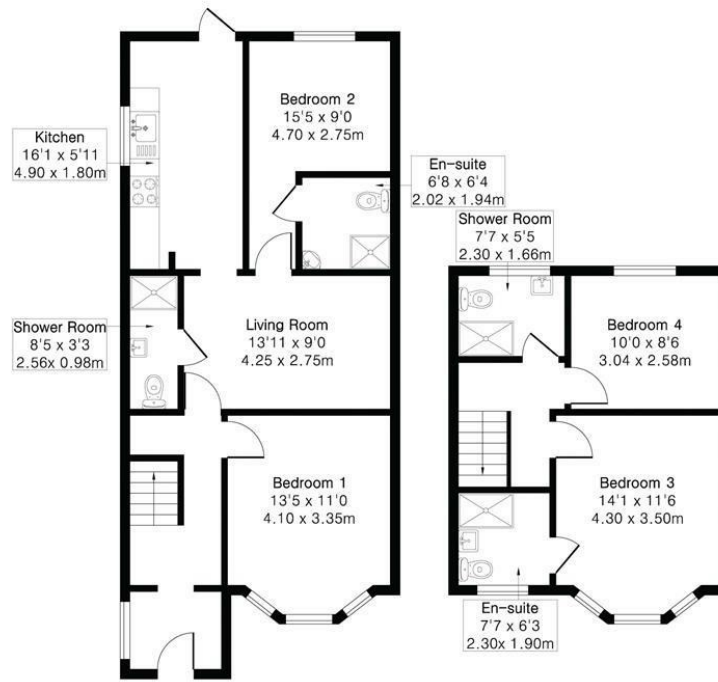
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 1074 sq ft - 99 sq m

Ground Floor Area 694 sq ft – 64 sq m

First Floor Area 380 sq ft – 35 sq m

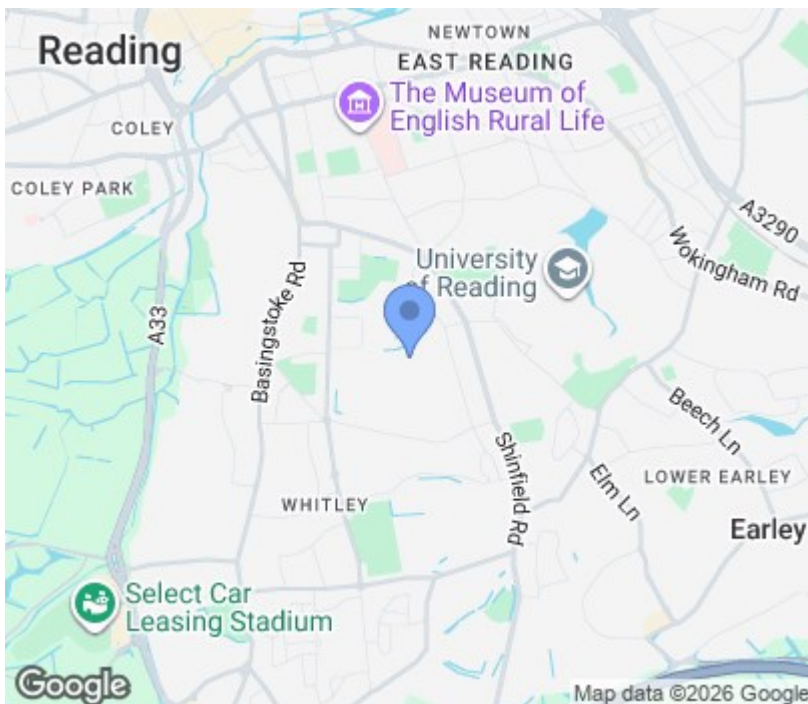


Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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	63	79
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.