

Henry Street

£350,000

HASLAM'S
Sales

Reading, RG1 2NN



This beautifully arranged three-bedroom terraced home offers spacious and versatile accommodation set across three floors, complemented by a useful outbuilding, all ideally positioned within close proximity to Reading town centre.

The ground floor features a bay-fronted living room to the front, creating a welcoming and comfortable space. This flows through to a dining room, ideal for entertaining, with access onward to a well-proportioned kitchen. To the rear, a ground floor bathroom adds practicality and convenience.

On the first floor, the property offers two well-sized bedrooms. The principal bedroom benefits from a dressing room and en-suite shower room, providing a private retreat. A further bedroom on this floor is ideal as a guest room or nursery.

The second floor hosts an additional spacious bedroom, offering flexibility for growing families or those needing extra workspace.

Externally, the property is enhanced by a substantial outbuilding, currently arranged as a workshop with separate storage area, presenting excellent potential for a home office, studio, or hobby space.

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

sales@haslams.net
0118 960 1000



- 3 Storey town house
- 3 Bedrooms
- 2 Reception rooms
- Ensuite / dressing room
- Workshop and off road parking to the rear
- No onward chain





Council tax band B

Council- Reading

Additional information:

Parking

The property has a gated driveway with parking to the rear

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)

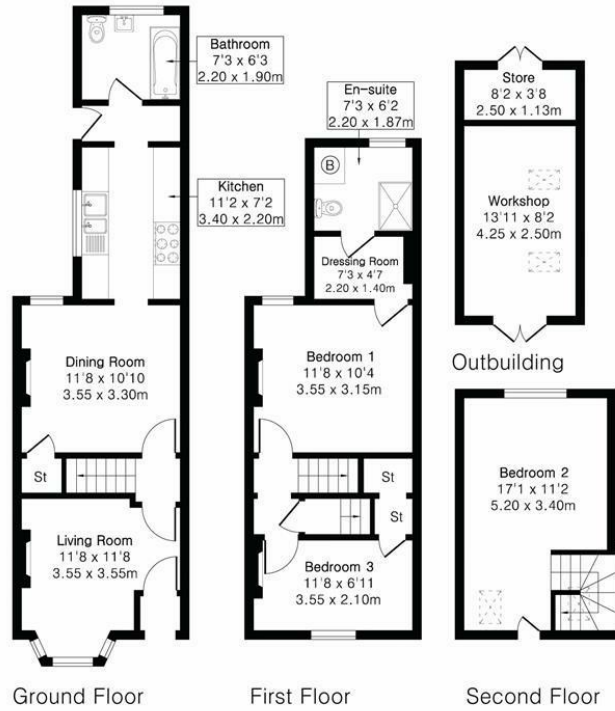
Mobile phone coverage

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 1134 sq ft - 106 sq m (Including Outbuilding)

Ground Floor Area 441 sq ft – 41 sq m
 First Floor Area 362 sq ft – 34 sq m
 Second Floor Area 183 sq ft – 17 sq m
 Outbuilding Area 148 sq ft – 14 sq m



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		86
(69-80)	C		
(55-68)	D	61	
(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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