



Offered to the market is this well-presented mid-terrace home, ideally situated in the popular Calcot area, providing convenient access to Reading town centre, excellent public transport links, and nearby retail parks. The property boasts a refitted galley-style kitchen with ample storage, leading through to a separate dining room. There is a spacious 15ft living room featuring double doors that open directly onto the rear garden, creating a bright and airy living space. To the first floor, you will find three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a westerly-facing rear garden with a patio area leading to a lawn perfect for outdoor entertaining. To the front, there is off-road parking for several vehicles.

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

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- 3 Bedrooms
- Refitted Kitchen & bathroom
- 2 Reception rooms
- Ample off road parking
- Westerly facing garden
- No onward chain





Council tax band C

Council- Reading

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)

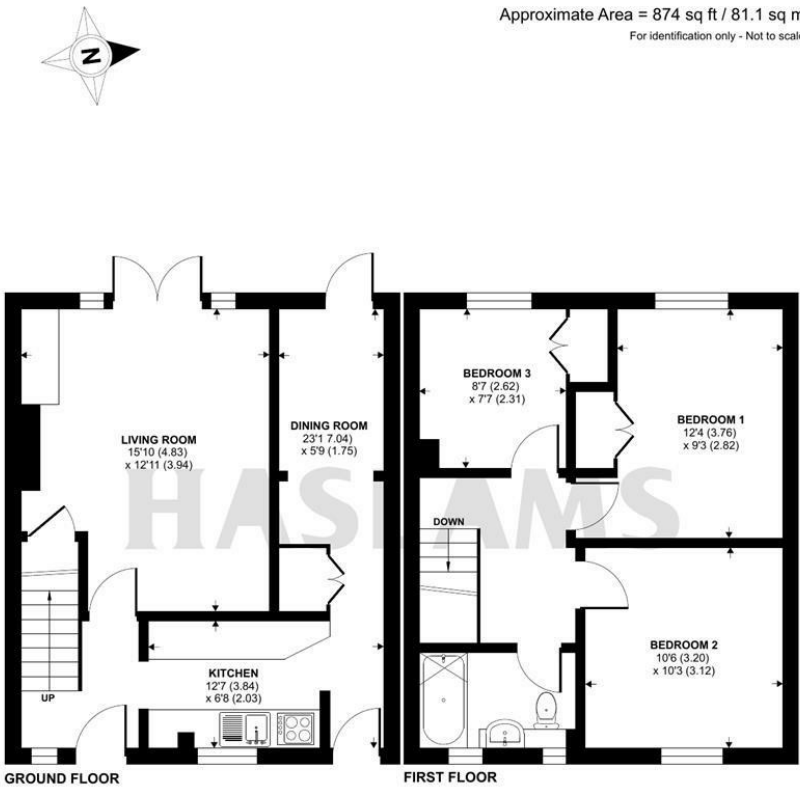
Mobile phone coverage

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"

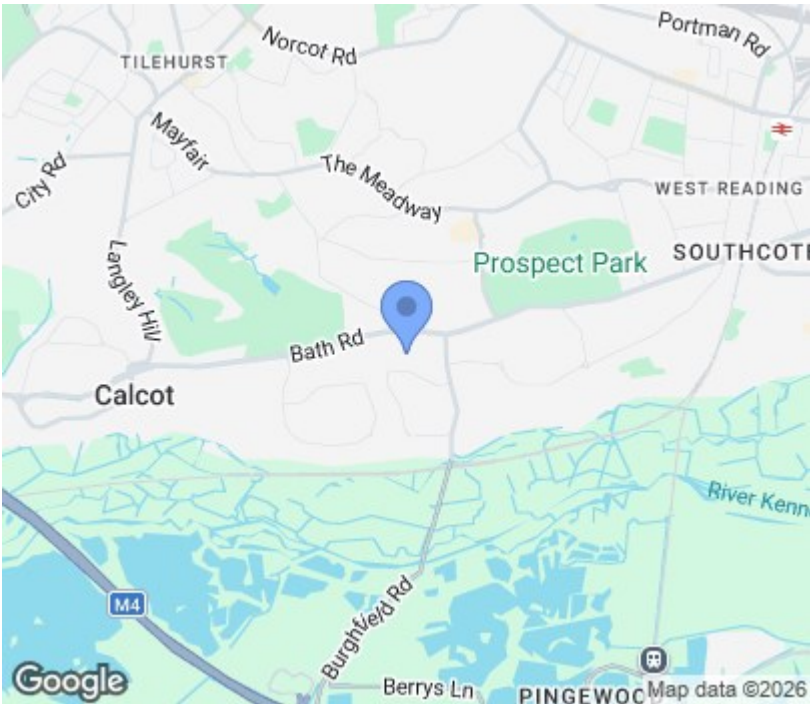
Floorplan

Appleford Road, Reading, RG30

Approximate Area = 874 sq ft / 81.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Haslams. REF: 1191953



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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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