



Offered to the market is this well-presented three-bedroom semi-detached property, ideally situated in the popular Southcote area, with excellent access to Reading town centre, local schools, and a range of amenities. The property benefits from two reception rooms, a modern refitted kitchen, and a conservatory providing additional living space. On the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts off-road parking for several vehicles to the front, leading to a garage. To the rear, there is a private enclosed garden featuring a patio area leading onto a well-maintained lawn, providing an ideal space for outdoor entertaining and relaxation.

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

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- 3 Bedrooms
- 3 Reception rooms
- Refitted kitchen
- Ample off road parking
- Garage
- Easy access to amenities





Council tax band D

Council- RBC

Additional information:

Parking

There is no parking available at the property

The property has a driveway with parking for multiple vehicles with a detached garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

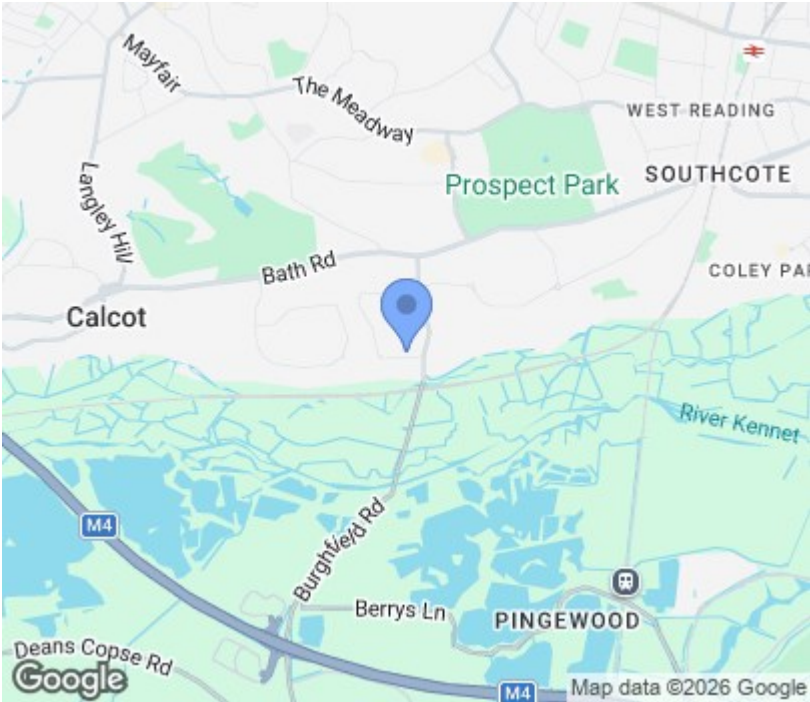
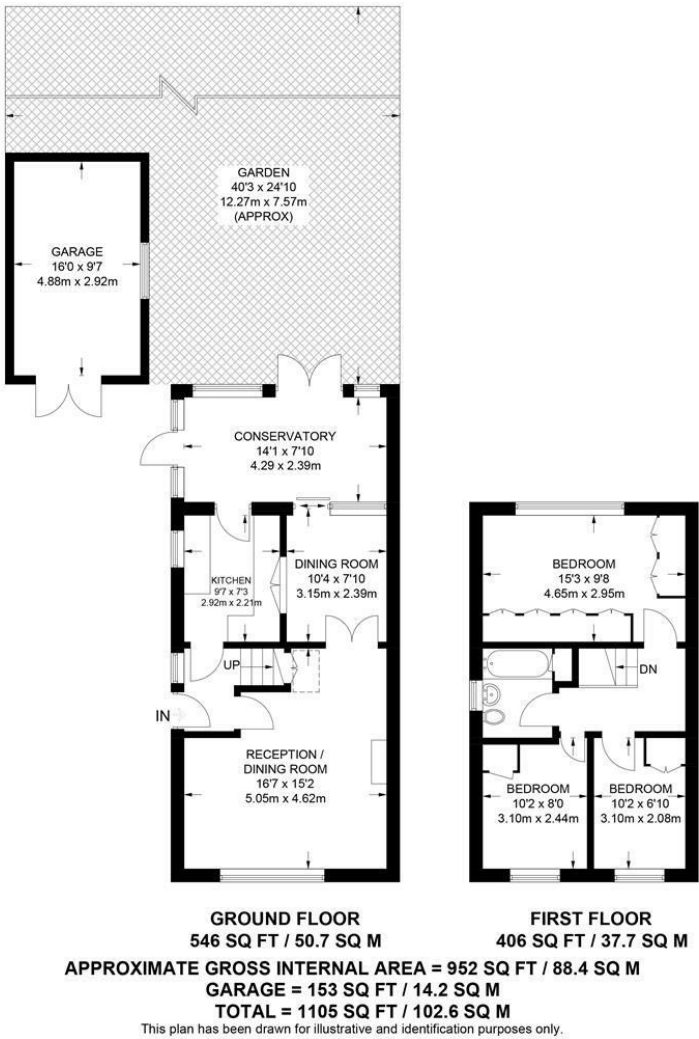
Broadband connection available (information obtained from Ofcom):

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.