



A handsome bay-fronted Victorian terrace house, positioned on a sought-after residential street, within easy walking distance of the University campus and Palmer Park. Retaining an abundance of period character, this five-bedroom house features original fireplaces, exposed floorboards, and generous proportions throughout. The ground floor comprises two separate reception rooms, with a bright living room leading through to a dining room, both centred around original fireplaces. To the rear is a spacious kitchen with a lobby leading to a large shower room. From the lobby an exterior door opens onto an enclosed rear garden, which opens onto an enclosed rear garden. Upstairs, the first floor offers three well-proportioned bedrooms served by a family bathroom, while the second floor provides two further bedrooms. The location combines a peaceful residential setting with excellent connectivity. The A329(M) is easily accessible, while frequent bus services provide convenient links to Reading town centre. Everyday amenities are close at hand, with local shops nearby. A selection of well-regarded primary and secondary schools is also within easy reach.

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

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- 5 bedroom three-storey family home
- Period features
- Scope to upgrade
- Sought-after University address
- Well positioned for transport links
- No onward chain





Council tax band C

Council- Reading

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

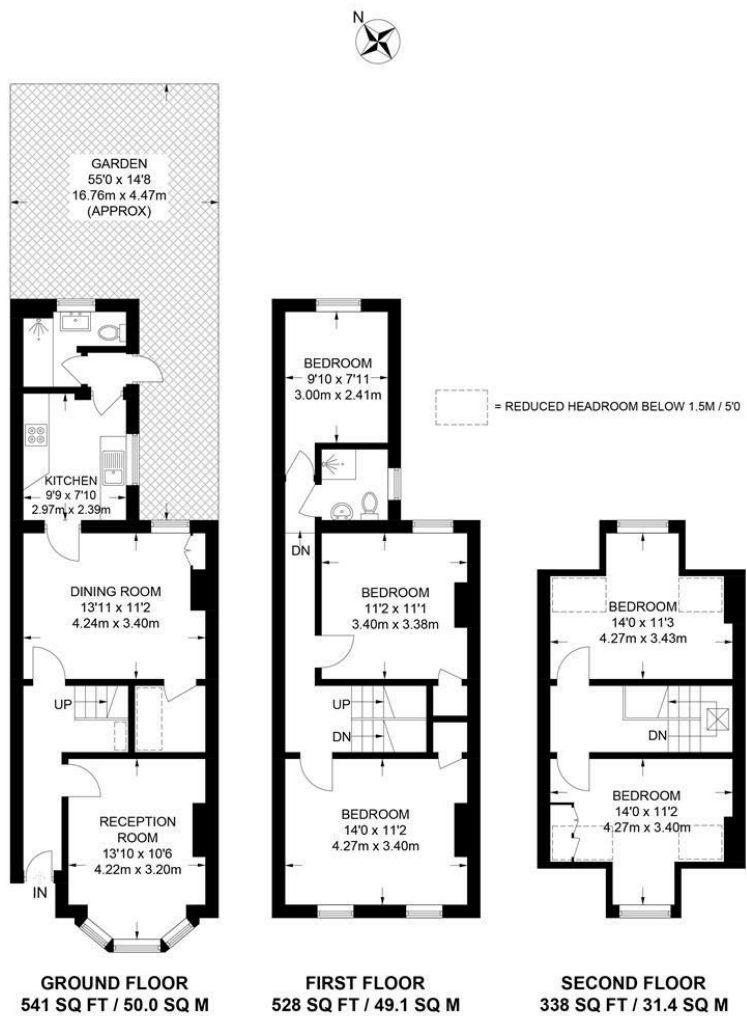
Broadband connection available (information obtained from Ofcom):

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
1405 SQ FT / 130.5 SQ M

This plan has been drawn for illustrative and identification purposes only.



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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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