HASLAMS Sales

De Beauvoir Road

£350,000

Reading, RG1 5NP

3 1 1 D

A bay-fronted Victorian inner-terrace property, ideally situated within a popular residential setting in the sought-after University area. This well-proportioned property is used as an investment property and benefits from being Article 4 compliant with a Certificate for Existing Lawful use of the property as a 4 bedroom C4 small HMO. The accommodation comprises two separate reception rooms, a fitted kitchen and a ground-floor bathroom, with three bedrooms arranged over the upper floor. The internal configuration would allow for the potential for additional expansion by way of a loft room, subject to obtaining the relevant consents. Externally, the property features a low-maintenance rear garden with artificial lawn, providing an attractive and practical outdoor space. The property is conveniently located for the University campus and a range of local amenities, including convenience stores, leisure facilities and transport links, all within easy reach. The town centre, mainline railway station and hospital are also within walking distance. The property is offered for sale with no onward chain and vacant possession.

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

sales@haslams.net
0118 960 1000

- For investment or owner occupation - Article 4 Compliant
- 3 Bedrooms
- 2 separate reception rooms
- Fitted kitchen; Ground floor bathroom
- Artificial lawn: Double glazed, Gas central heating
- No onward chain- Vacant posession

Council tax band C

Council- RBC

Garden

The garden enjoys a westerly aspect and has an artificial lawn with a paved patio area.

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"

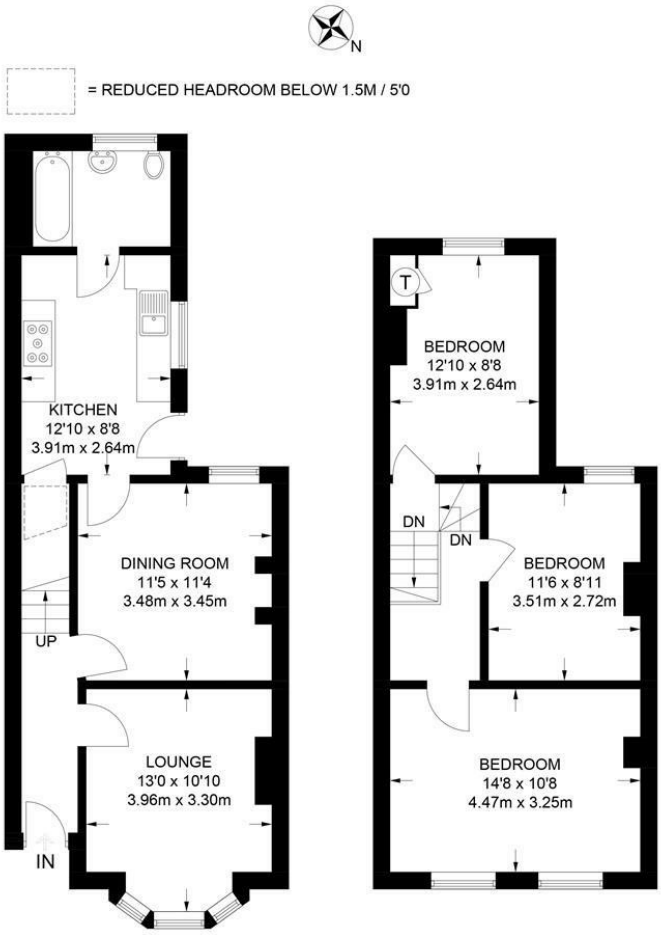
Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

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"

The property is located in an Article 4 area and for investment purposes, the vendors can supply the relevant tenancy documentation.

Floorplan

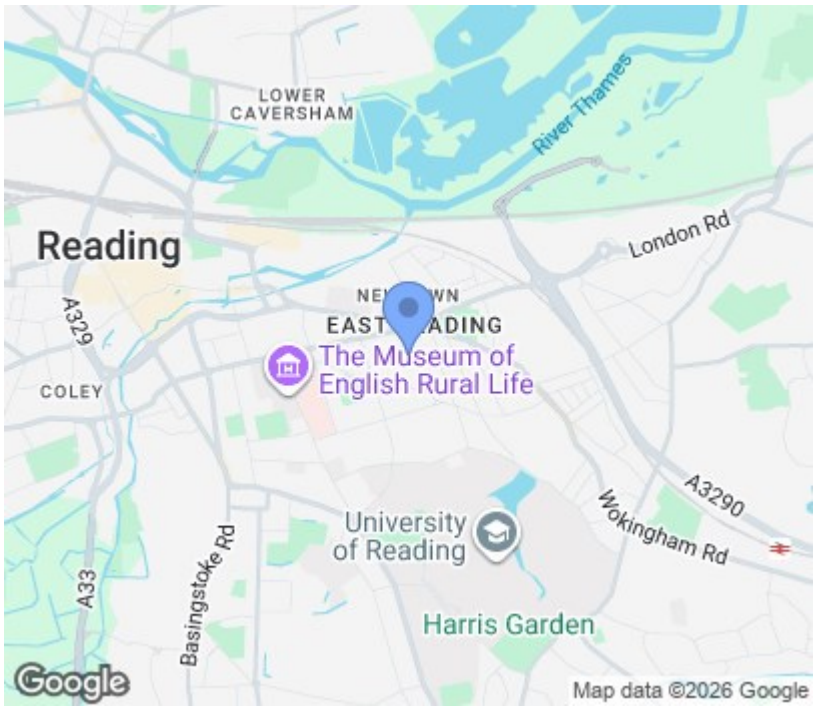


GROUND FLOOR
505 SQ FT / 46.9 SQ M

FIRST FLOOR
446 SQ FT / 41.4 SQ M

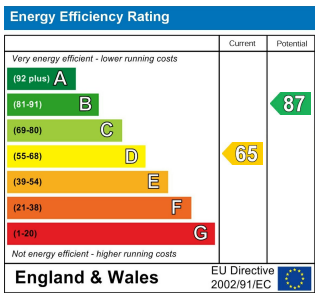
APPROXIMATE GROSS INTERNAL AREA
950 SQ FT / 88.3 SQ M

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



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

sales@haslams.net
0118 960 1000



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.