

# Cressingham Road

# £350,000

**HASLAM'S**  
Sales

Reading, RG2 7JS



Best and final offers 27th February - Positioned in the ever-popular South Reading area, this extended semi-detached home enjoys a highly convenient location with excellent access to the University of Reading, Junction 11 of the M4, and a wide range of local amenities. The property is within easy reach of several retail parks, supermarkets, schools, parks, and benefits from a regular bus service providing straightforward links into Reading town centre and beyond.

Offering generous and flexible accommodation, the property currently comprises three well-proportioned bedrooms, a family bathroom, three reception rooms, and a kitchen. The multiple reception areas provide versatile living space, ideal for growing families, home working, or creating separate lounge, dining, and family areas to suit individual needs.

While the property does require refurbishment throughout, it presents an exciting opportunity for buyers to modernise and personalise the home to their own taste and specification. Furthermore, there is clear potential for further improvement and extension (subject to the necessary planning permissions), making this an excellent long-term investment.

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

sales@haslams.net  
0118 960 1000



- No onward chain
- Extended semi detached
- 3 Bedrooms
- 3 Reception rooms
- In need of refurbishment
- Off road parking





Council tax band D

Council- RBC

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

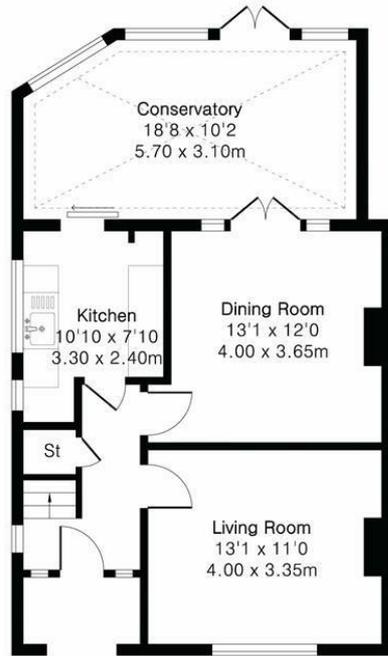
Mobile phone coverage

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"

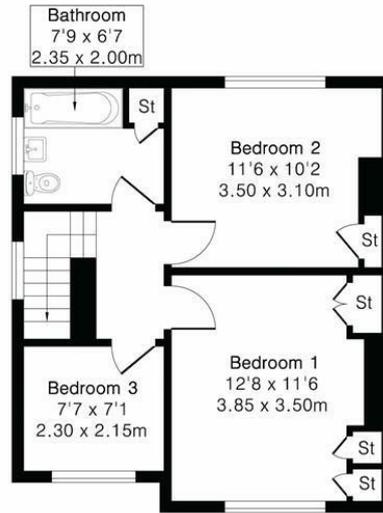
**Approximate Gross Internal Area 1120 sq ft - 104 sq m**

Ground Floor Area 664 sq ft – 62 sq m

First Floor Area 456 sq ft – 42 sq m



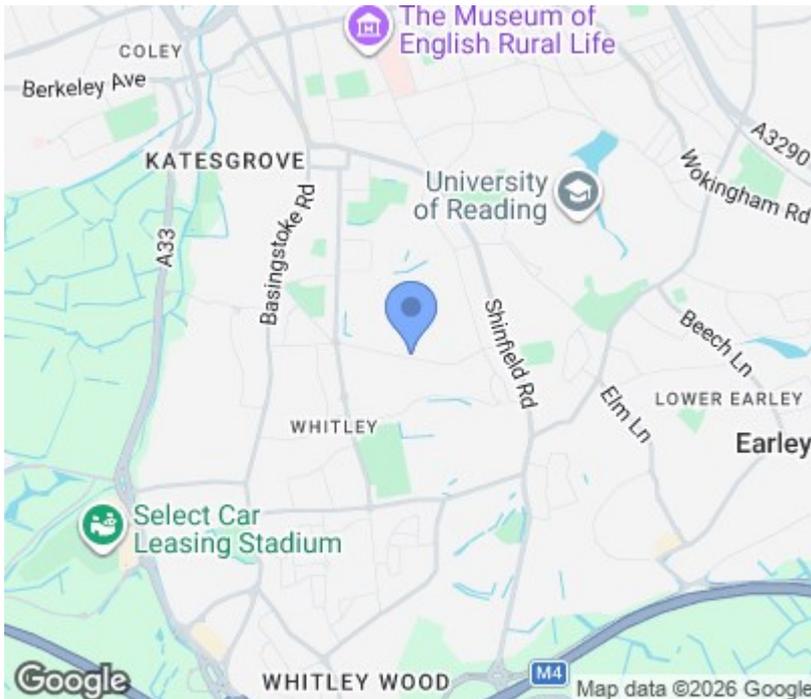
Ground Floor



First Floor



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.



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

sales@haslams.net  
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.