



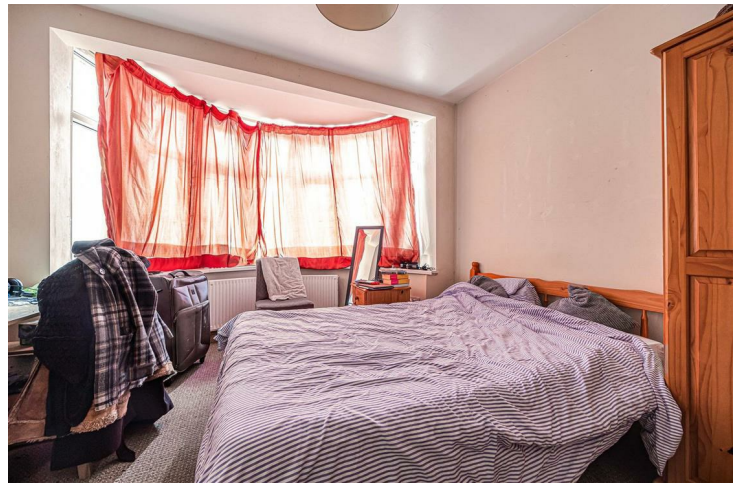
**INVESTMENT ONLY** – An extended and well-presented investment property situated in the highly sought-after university area of Reading, offering strong appeal to both students and young professionals. The property features four well-proportioned lettable bedrooms, each supported by four shower rooms, including en-suite facilities, providing a practical and highly desirable setup for multiple occupants. The layout has been thoughtfully arranged to maximise space and rental potential, comprising a generous kitchen, a separate living area, and a well-balanced distribution of bedrooms throughout the home. The inclusion of multiple shower rooms further enhances day-to-day convenience for tenants and helps sustain strong rental demand. The property is currently in the process of securing an HMO licence, making it a compliant and ready-to-operate investment opportunity upon approval. Located in a proven rental hotspot close to the university and a range of local amenities, it offers excellent potential for consistent occupancy and reliable long-term income.

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



- INVESTORS ONLY
- Extended semi detached
- 4 Independent rooms
- 4 Shower rooms
- 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

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

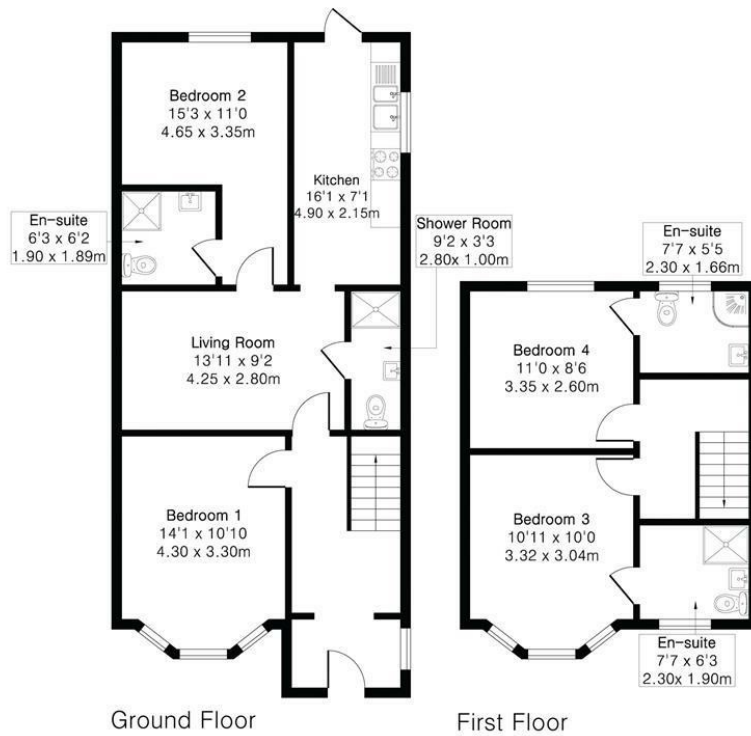
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

# Floorplan

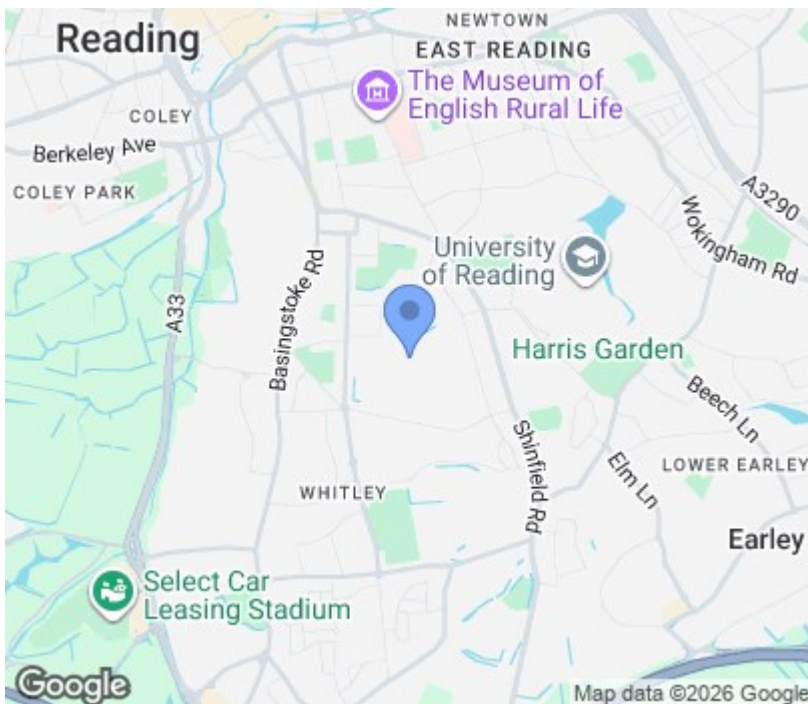
**Approximate Gross Internal Area 1165 sq ft - 108 sq m**

Ground Floor Area 751 sq ft – 70 sq m

First Floor Area 414 sq ft – 38 sq m



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.



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