



Offered to the market is this charming 1930s semi-detached home, situated on a popular residential road within easy reach of Reading University and offering convenient access to public transport links into Reading town centre. The property retains much of its character and charm, with an attractive living room featuring a bay window and feature fireplace. The kitchen provides a practical and well-equipped space, complemented by a newly installed ground-floor cloakroom. On the first floor are three bedrooms and a refitted family bathroom, complete with a freestanding bath. To the rear, the property enjoys a mature westerly-facing garden, featuring established fruit trees and a summer house, providing an attractive space to relax and entertain, particularly during the afternoon and evening sun.

Further benefits include off-road parking for several vehicles to the front, side access and a garage, making this an appealing home for families and buyers seeking character, outdoor space and convenient access to local amenities.

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

sales@haslams.net
0118 960 1000



- 1930s Bay fronted semi
- Easy access to Reading University
- Refitted family bathroom
- Cloakroom
- Westerly facing garden
- Off road parking and garage







Council tax band C

Council- RBC

Additional information:

Parking

The property has a gravel 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

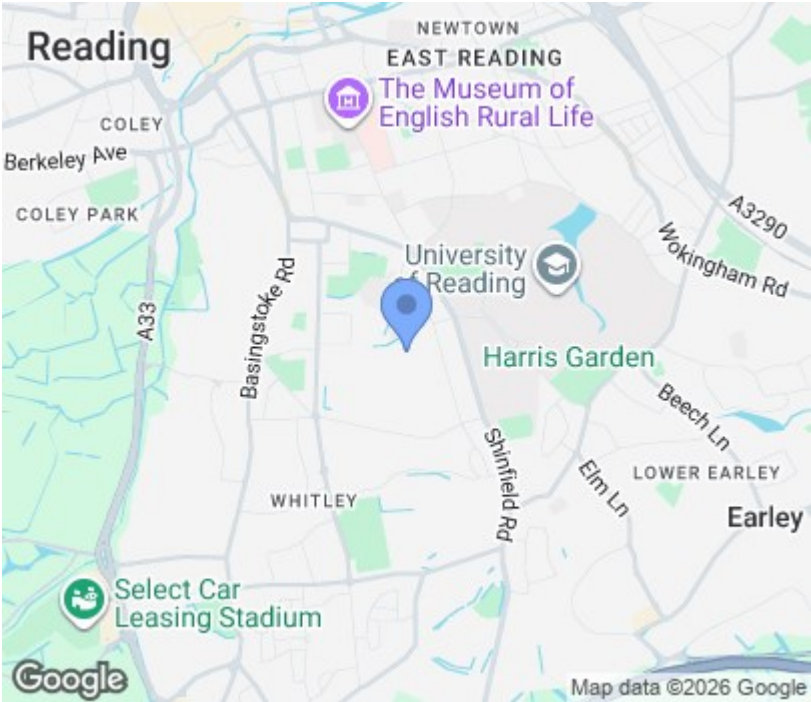
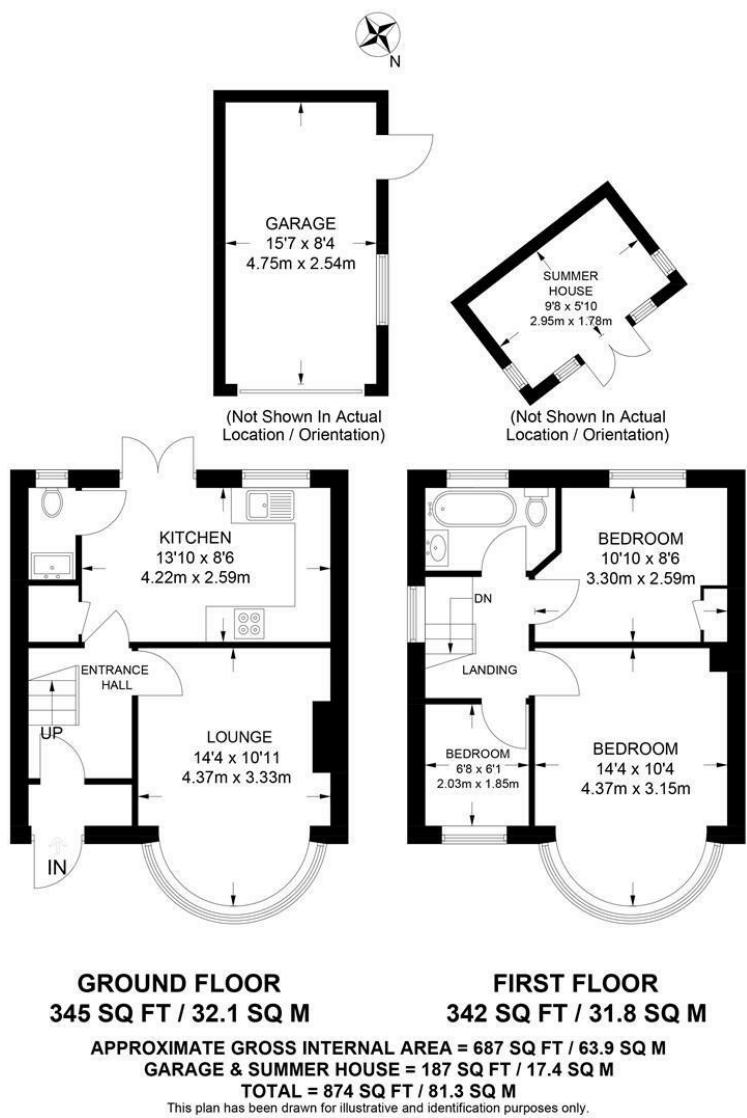
Broadband connection available (information obtained from Ofcom):

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		85
(81-91) B		
(69-80) C		55
(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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