

# Wantage Road

£395,000

**HASLAM'S**  
Sales

Reading, RG30 2SN

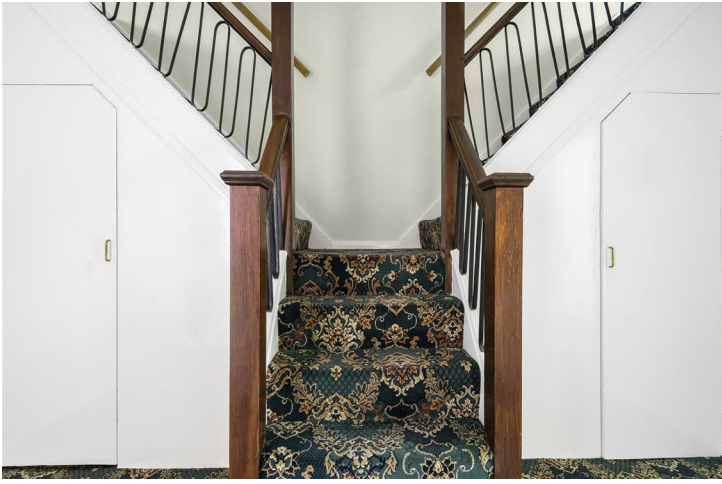


Situated in a sought-after tree-lined road to the west of Reading is this 3 bedroom semi-detached home which benefits from gated driveway parking and a garage. The property is presented in a neat and tidy order and is complimented by a 90' private garden, living room with fireplace and a kitchen-dining room. It is conveniently positioned for Reading West station, bus routes and Prospect Park with local shops and schools within walking distance.

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

sales@haslams.net  
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- 3 Bedrooms
- Living room with fireplace
- Kitchen-dining room with door to garden
- 1st floor shower & WC
- Gated driveway parking with garage; Approx. 90' garden
- No onward chain







## Further details

Additional information  
Local authority: RBC  
Council tax band: C

Additional information (Part B)  
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"  
<https://checker.ofcom.org.uk/>

Flooding  
We understand the flood risk summary for the area around the property has a medium risk for surface water flooding, for further information please check the gov.uk website for long term flood risk.

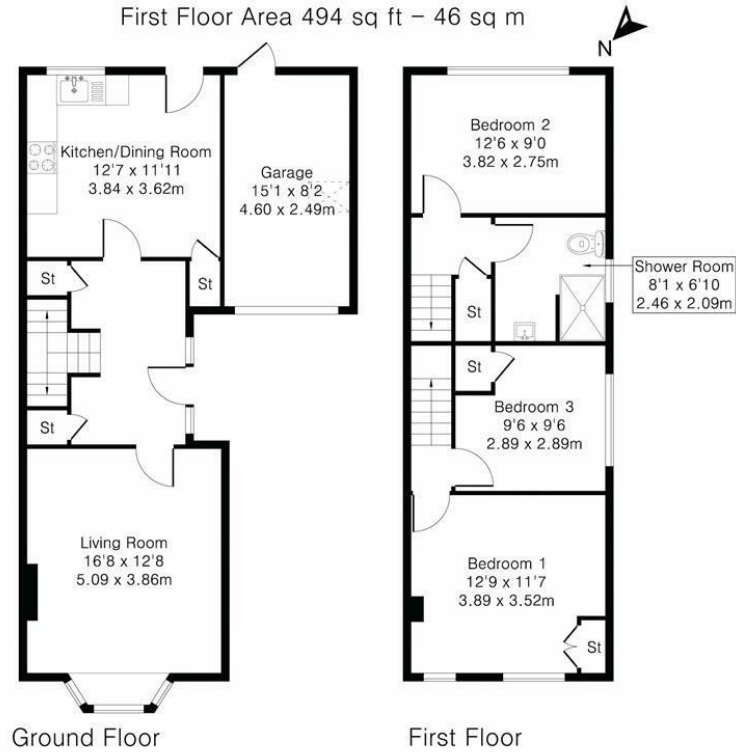
Additional information (Part C)  
The property has some Artex ceilings which may contain asbestos

Garden  
The garden extends to approximately 90' and incorporates a patio area that leads to a lawned garden with side access to the driveway.

Parking  
Gates open to driveway parking for a number of cars and a single garage.

# Floorplan

Approximate Gross Internal Area 1104 sq ft – 103 sq m  
 (Including Garage)  
 Ground Floor Area 610 sq ft – 57 sq m  
 First Floor Area 494 sq ft – 46 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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			85
(69-80) C		68	
(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.