

Oliver Drive

£300,000

**HASLAM'S**  
Sales

Reading, RG31 4XN



This semi-detached property offers the opportunity for individual improvement and upgrading to create a superb family home. Located in a popular residential address with access to local amenities and the M4 motorway, the property benefits from 3 bedrooms, 2 reception rooms and private rear garden.

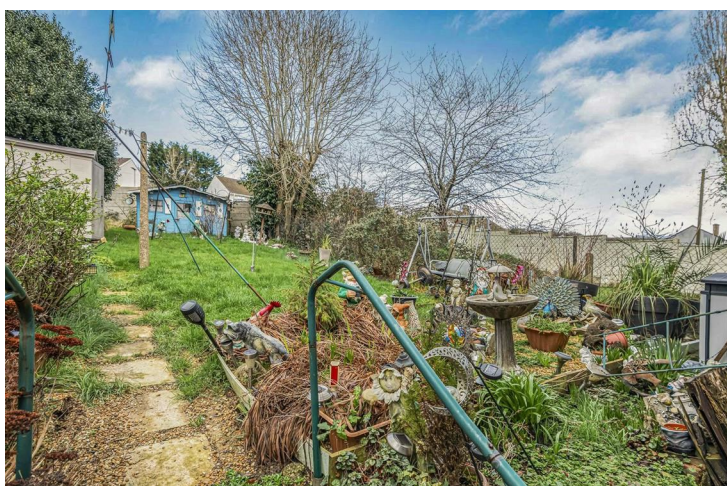
Interested? Please contact our sales team to find out more, or to book a viewing.

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- 3 Bedrooms
- Living room with bay-window
- Separate Dining room
- 1st floor bathroom with separate WC
- Lawned garden
- Opportunity to improve and upgrade





## Further details

### 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)

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

### Additional information (Part C)

The property is of concrete construction and prospective purchasers should check with their mortgage lenders the property meets the lending criteria.

### Garden

The garden is lawned with shrub beds and a summer house.

### Parking

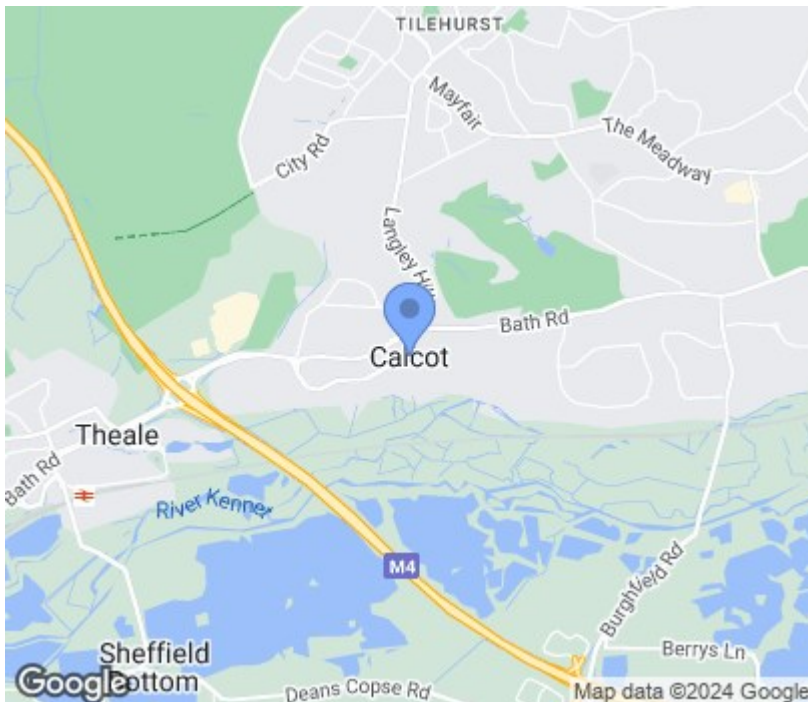
Parking is on-road and is un-allocated and on a first come first served basis.

# Floorplan

Approximate Gross Internal Area 1121 sq ft – 104 sq m  
 Ground Floor Area 668 sq ft – 62 sq m  
 First Floor Area 453 sq ft – 42 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			
(69-80) C			
(55-68) D		64	78
(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.