

# Wren Cottage

£315,000

**HASLAM'S**  
Sales

Royal Avenue , Calcot, Reading, RG31 4UP



This well presented two bedroom home is ideally located within easy reach of shops, bus routes into Reading/Newbury, schools and junction 12 of the M4 motorway.

The property enjoys a private 30ft rear garden which has gated rear access and there is driveway parking to front of the property. The property comprises an entrance hall with storage cupboard, downstairs WC, modern open plan kitchen in the living room, landing, impressive bathroom suite and two bedrooms.

Other features include double glazed windows and gas radiator heating.

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

sales@haslams.net  
0118 960 1000



- Two bedroom house
- Modern bathroom
- Downstairs cloakroom
- Open plan kitchen/living room
- Driveway parking
- 30ft rear garden





## 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 website "Broadband and mobile coverage checker"

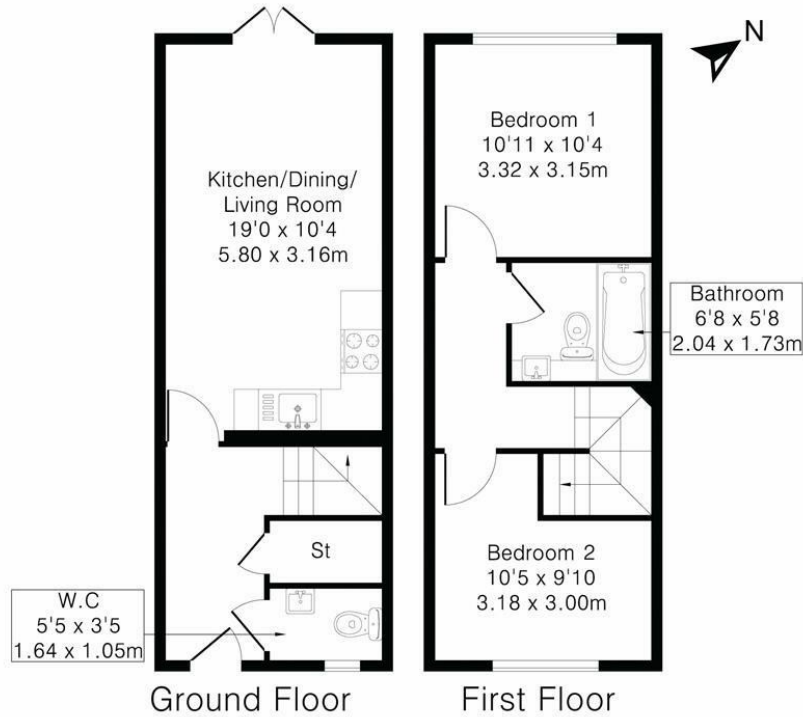
### Additional information (Part C)

Flooding

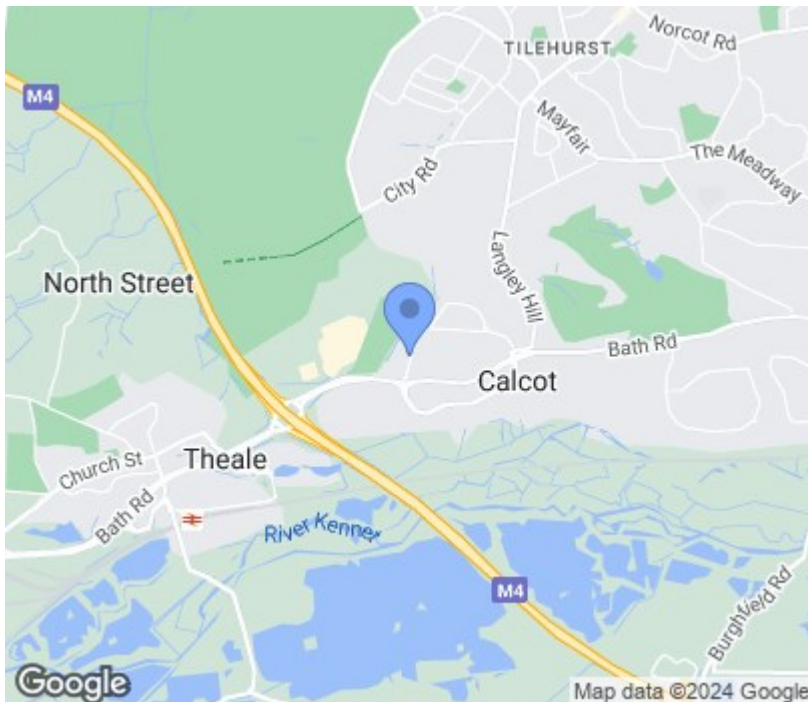
We understand the flood risk summary for the the area around the property is considered very low risk for surface water flooding, for further information please check the gov.uk website "long term flood risk"

# Floorplan

Approximate Gross Internal Area 612 sq ft – 56 sq m  
 Ground Floor Area 306 sq ft – 28 sq m  
 First Floor Area 306 sq ft – 28 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			93
(81-91) B		75	
(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.