

Sturbridge Close

£350,000

HASLAM'S
Sales

Reading, RG6 4EE



This well-presented property is situated in a cul de sac location offering easy access to local amenities such as Loddon Valley Leisure Centre, green space, and several retail parks. This property has no onward chain complications and would make an ideal first-time purchase. Internally the property offers a 15ft living room, re-fitted kitchen, 2 bedrooms, and a family bathroom. To the rear of the property is a privately enclosed garden with a patio and to the front there is off-road parking leading to the garage.

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

sales@haslams.net
0118 960 1000



- 2 bedrooms
- Enclosed garden with patio
- Garage and off road parking
- Cul de sac location
- Easy access to local amenities
- No onward chain





Council tax band C
Council Wokingham
Additional information (Part B)
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)

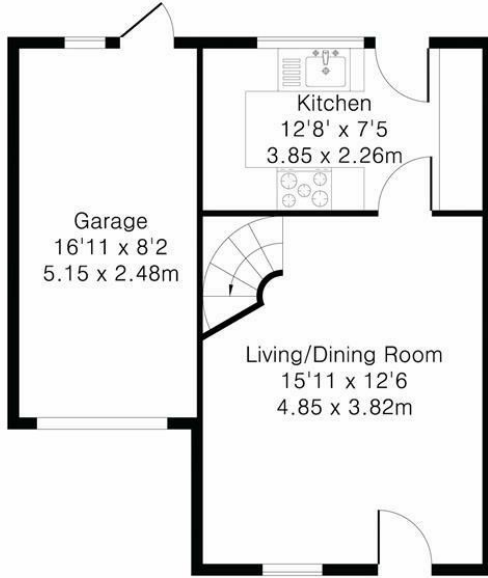
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

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

Parking
There is off-road parking at the front of the property

Floorplan

Approximate Gross Internal Area 746 sq ft – 69 sq m
 "Including Garage"
 Ground Floor Area 444 sq ft – 41 sq m
 First Floor Area 302 sq ft – 28 sq m



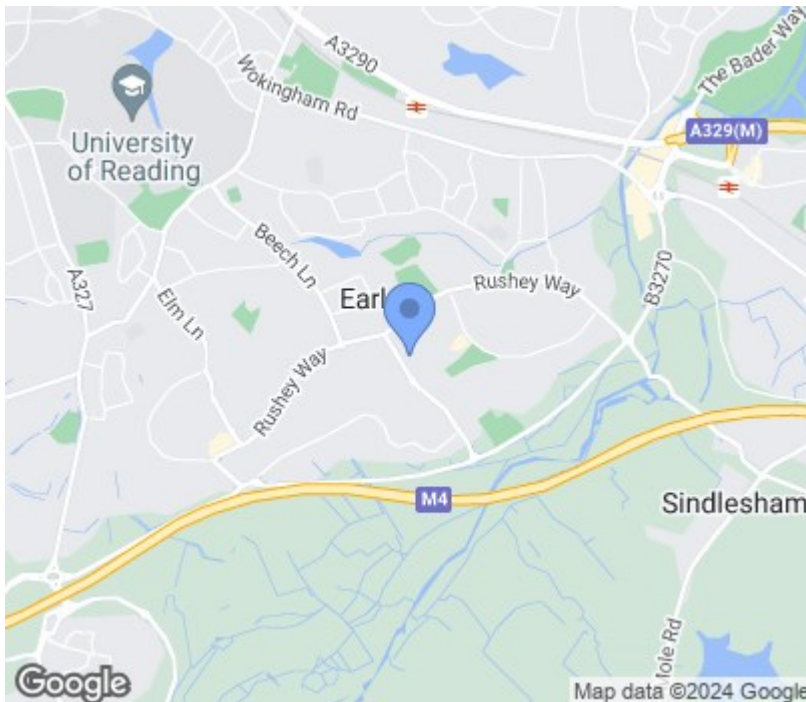
Ground Floor



First Floor



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.



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		72	
(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.