



A three-bedroom semi-detached home situated in a popular residential area on the University borders, offering easy access to the University and Royal Berkshire Hospital. The property has been upgraded and is well-presented throughout. It features an open-plan kitchen/living area with patio doors that open up to a sizable south-facing rear garden. Additionally, there is ample driveway parking with shared side access leading to a garage. The property is ideally positioned for M4 access and is within walking distance of local bus routes, providing access to central Reading.

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





- Bay fronted semi detached home
- Open plan kitchen/living room
- Sizable south facing rear garden
- Garage & driveway parking
- Sought after residential area
- No onward chain





Council tax band C

Council Reading

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"

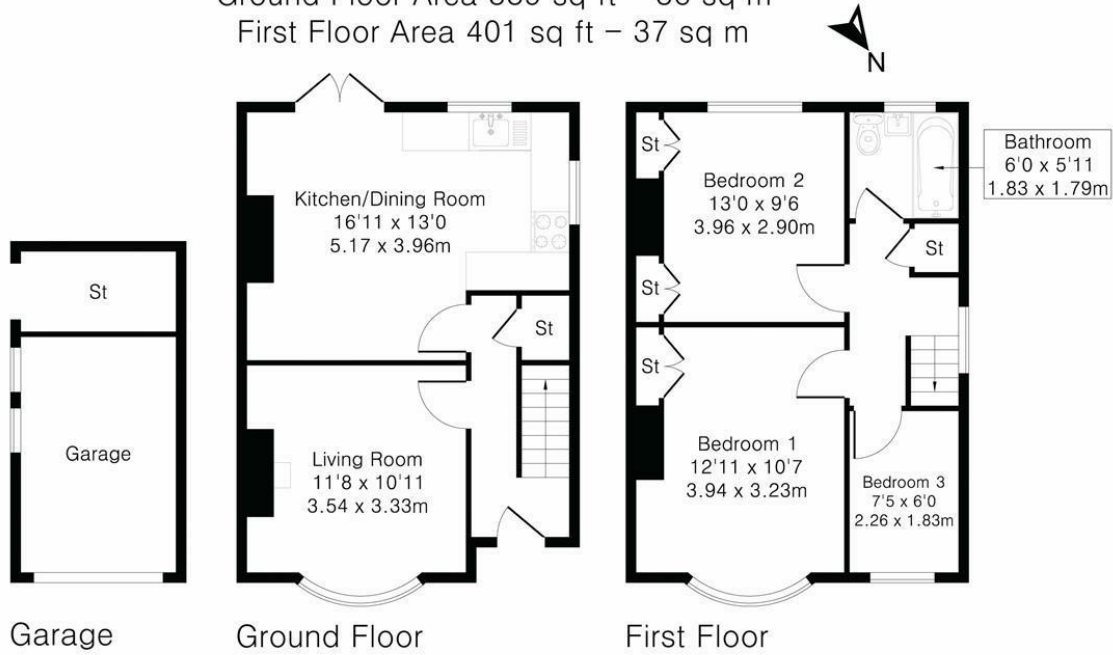
Garage & Driveway parking

There is driveway parking for several vehicles to the front of the property. The boundary fence with the neighbouring property has been removed, allowing informal access to the garage at the rear. The vendor informs us that this has been the case since before he lived at the property, but he understands a fence can be re-installed to separate the properties once again.



# Floorplan

Approximate Gross Internal Area 790 sq ft – 73 sq m  
 Ground Floor Area 389 sq ft – 36 sq m  
 First Floor Area 401 sq ft – 37 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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sales@haslams.net  
 0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	85
(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.