

Norris Road

£350,000

HASLAM'S
Sales

Reading, RG6 1NJ



A well-presented bay-fronted Victorian inner terrace home situated close to Palmer Park with a wide range of local amenities and leisure facilities nearby. The 3 bedroom property has been subject to updating and improvement whilst retaining period features with fireplaces in each bedroom and exposed floorboards. There is a fitted kitchen-breakfast room and a 1st floor shower room while the part-walled garden incorporates a useful workshop. The property is being sold with no onward chain.

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

sales@haslams.net
0118 960 1000



- 3 Bedrooms
- Living room with fireplace & exposed floorboards
- Dining room with exposed floorboards
- Kitchen-breakfast room with appliances
- Separate 1st floor Shower room
- No onward chain





Council tax band

Council

Garden

The property has a part-walled garden with a brick paved patio leading to an area of lawn with shrub beds and a useful workshop with power & light.

Parking

There is on-street residents and visitors parking that requires a permit which are upon application by Reading Borough Council.

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”

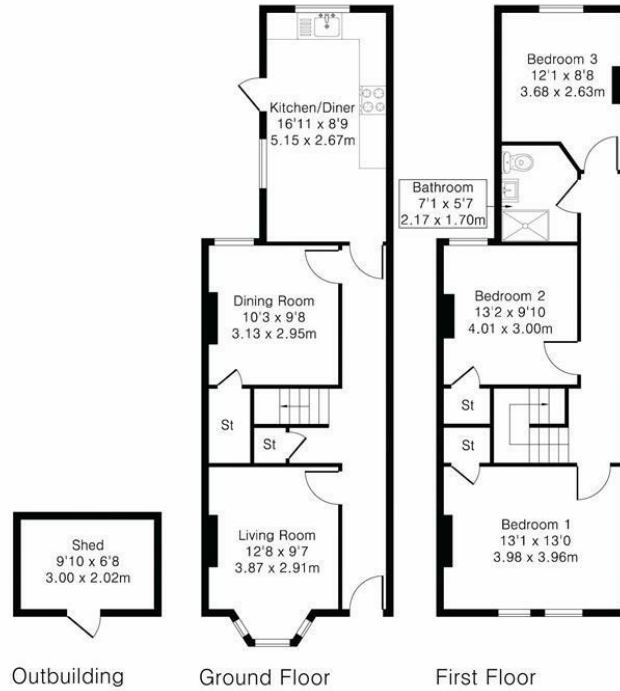
Additional information (Part C)

Article 4

The property is located in an area where Article 4 is in place which removes normal rights to convert a house (C3 use) into a small house in multiple occupation (C4 use). This means you will need planning permission to convert a house (C3) to a small house in multiple occupation (C4). For further information please check the Reading Borough Council website.

Floorplan

Approximate Gross Internal Area 1076 sq ft – 100 sq m
 Ground Floor Area 510 sq ft – 47 sq m
 First Floor Area 501 sq ft – 47 sq m
 Outbuilding Area 65 sq ft – 6 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			88
(81-91) B			
(69-80) C		71	
(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.