

Star Road

£325,000

HASLAM'S
Sales

Caversham, RG4 5BE



Offered to the market with no onward chain complications is this terrace property situated in Lower Caversham which offers easy access to Riverside Walks and Caversham High Street. Comprising 2 reception rooms, 14ft galley kitchen, family bathroom, and on the 1st floor 2 bedrooms. To the rear of the property is a privately enclosed garden which is predominantly lawn. This property would make an ideal first-time purchase or investment opportunity.

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

sales@haslams.net
0118 960 1000



- No onward chain
- 2 Bedrooms
- 2 Reception rooms
- Gas central heating
- 14ft Galley kitchen
- Easy access to riverside and local amenities





Council tax band

Council- C

Additional information:

Parking

At the front of the property, there is on-street parking.

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)

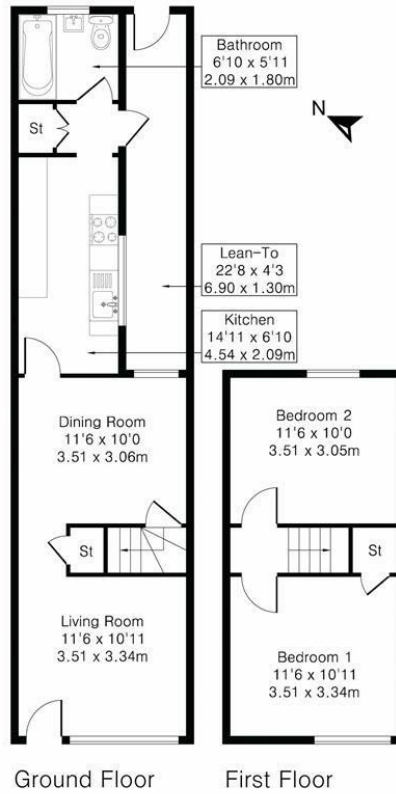
Mobile phone coverage

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”

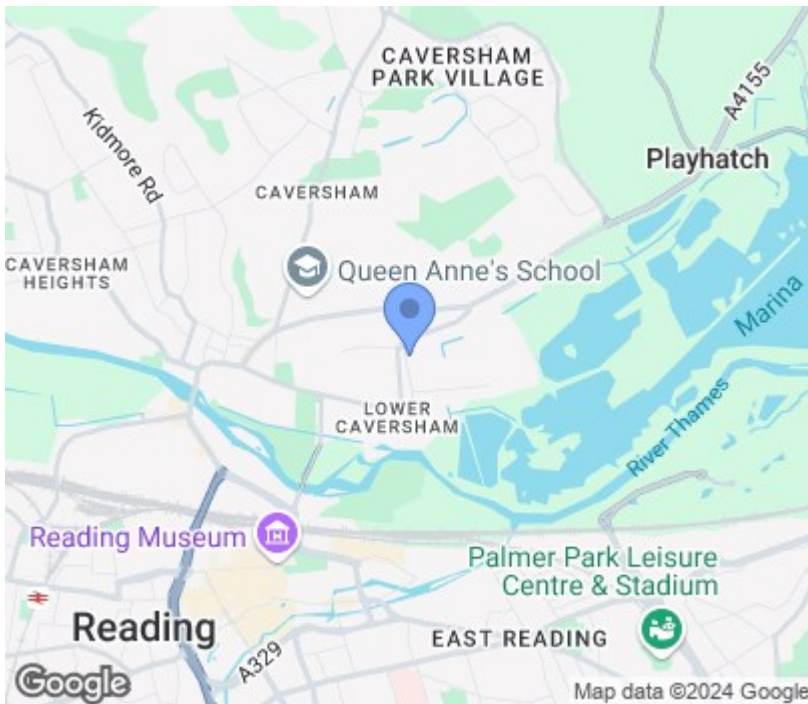
It has been noted that there are some old Artex textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age of the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

Floorplan

Approximate Gross Internal Area 855 sq ft – 79 sq m
 Ground Floor Area 571 sq ft – 53 sq m
 First Floor Area 284 sq ft – 26 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			
(55-68) D		61	
(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.