



Welcome to this charming 'Haddock' built semi-detached house in the sought-after area of Tilehurst, This delightful property boasts a cosy reception room with two bedrooms, there is ample opportunity for a side/rear extension (subject to planning consents of course).

There is an established 70ft rear garden and driveway parking to the front of the garage. Other features include double glazed windows and gas radiator heating.

Situated within walking distance to Little Heath & Birch Copse schools, this home offers easy access to local amenities, ideal for families or professionals alike. For nature enthusiasts, picturesque countryside walks are just a stone's throw away, providing a tranquil escape from the hustle and bustle of city life.

This property is a rare find as it comes with no onward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own this lovely home in a desirable location. Contact us today to arrange a viewing and make this house your own!

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



- Haddock built two bedroom semi
- Walking distance of Little Heath Birch Copse and countryside walks
- Living room & kitchen
- In need of modernisation
- Potential for side & rear extension (STP)
- No onward chain





Council tax band D

Council West Berkshire

Additional information:

Parking

There is driveway parking available at the property

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)

Superfast – Fibre to the cabinet (FTTC)

Standard – ADSL/copper wire

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”

Part C

We understand the property may contain asbestos, specifically the garage roof.

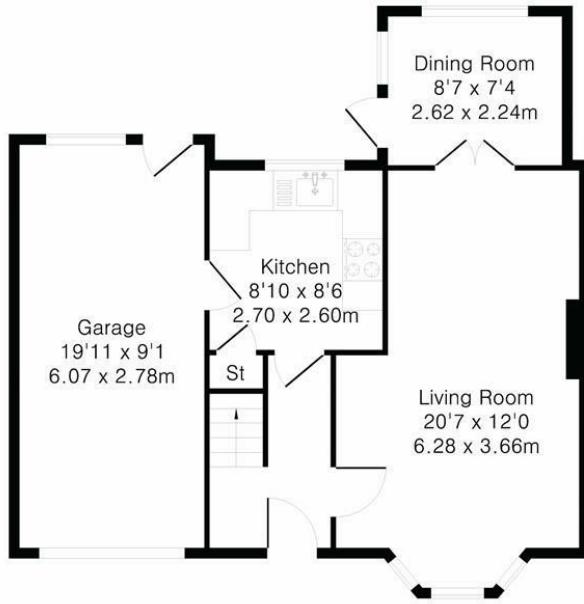
The property has some Artex ceilings which may contain asbestos

Floorplan

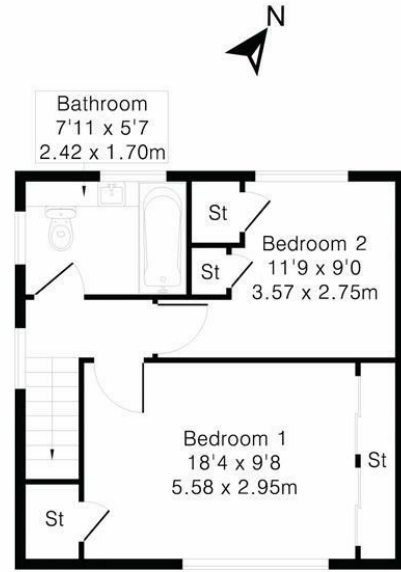
Approximate Gross Internal Area 942 sq ft – 88 sq m
(Including Garage)

Ground Floor Area 602 sq ft – 56 sq m

First Floor Area 340 sq ft – 32 sq m



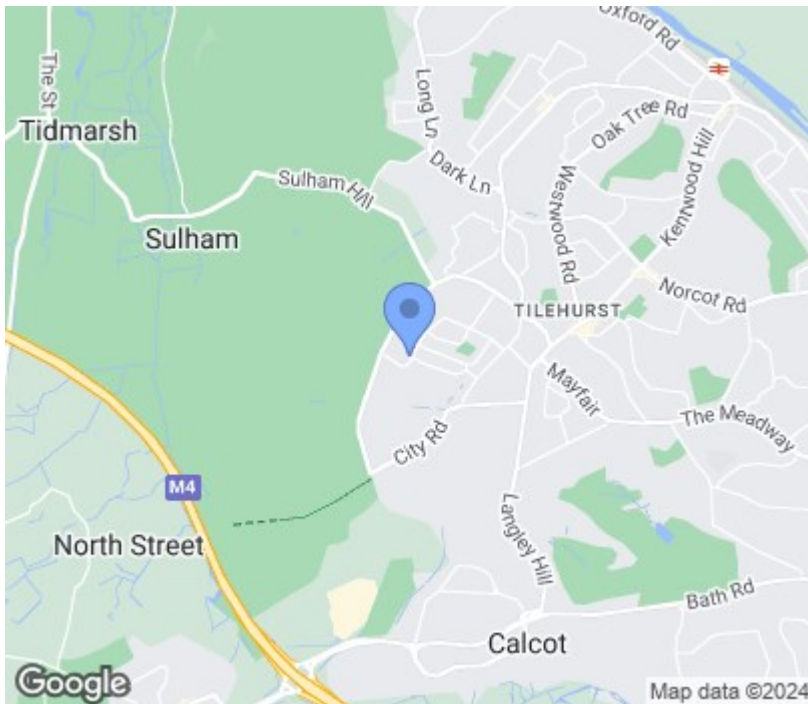
Ground Floor



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			
(81-91) B			84
(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.