



Haslams is delighted to offer this bay-fronted semi-detached property positioned on a corner plot in Earley. Milton Road offers easy access to local amenities such as Palmer Park Leisure Centre, public transport links to Reading town centre, and Earley train station.

This property would benefit from modernisation and comprises 2 reception rooms, a kitchen, Utility area, w/c, and on the first floor three bedrooms and a shower room. To the rear of the property is a privately enclosed westerly-facing garden with a patio and to the front a driveway leading to the garage.

There is also the added benefit of no onward chain complications with the sale of this property.

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



- Bay fronted semi
- Corner plot
- 3 bedrooms
- 2 reception rooms
- Garage
- No onward chain





Council tax band D

Council- Wokingham

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a garage.

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”

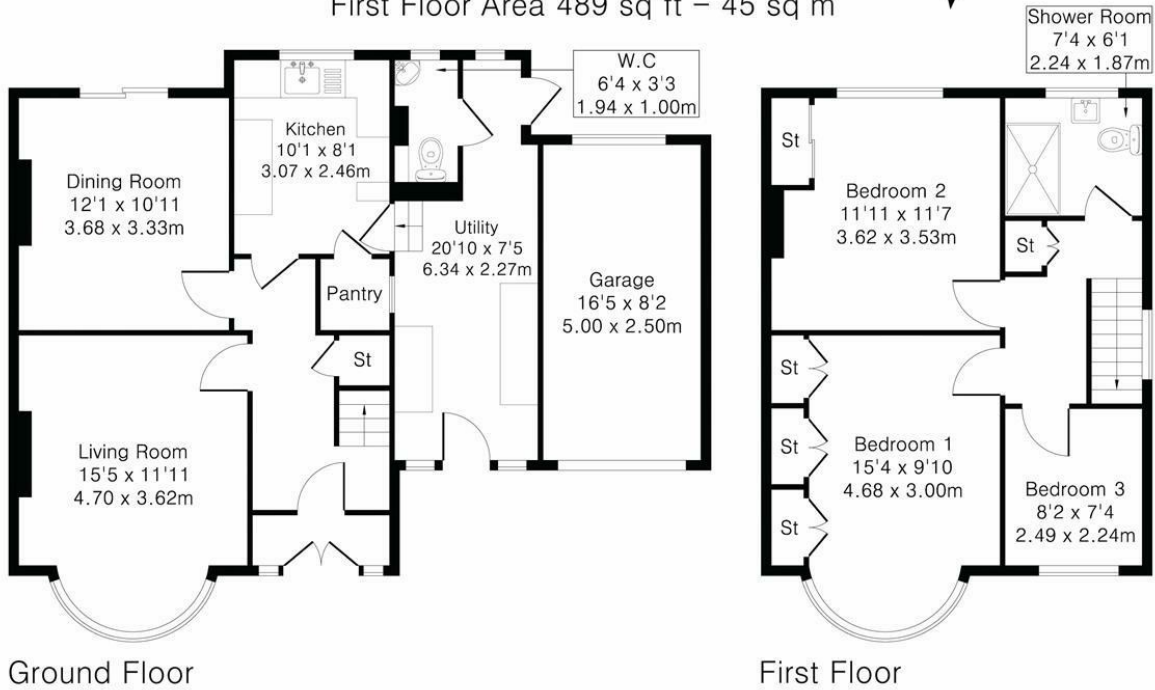
It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

Floorplan

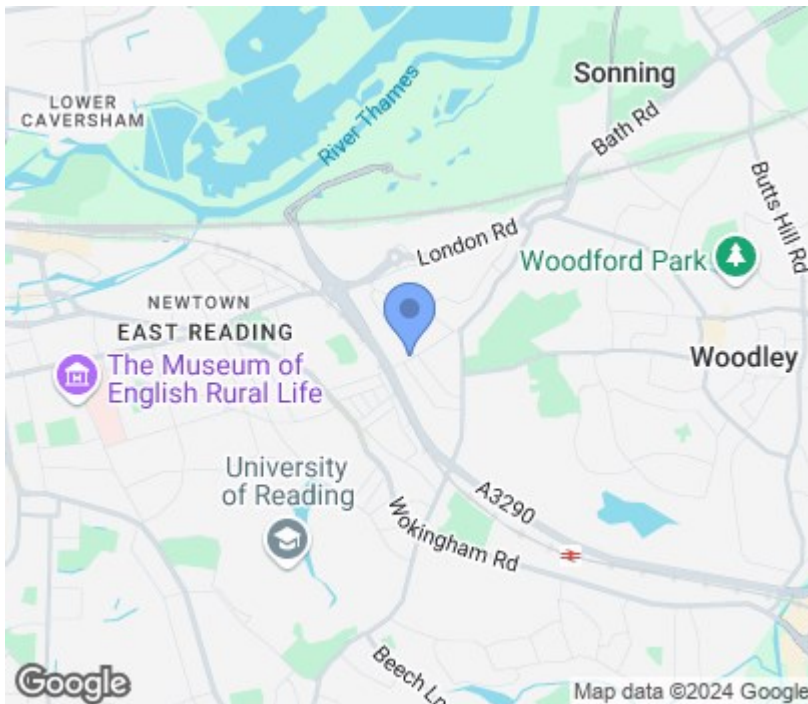
Approximate Gross Internal Area 1289 sq ft – 119 sq m
 "Including Garage"

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 489 sq ft – 45 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			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(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.