



This 1960's Cooks built semi-detached home has been extended to provide a larger, modern kitchen and a useful ground floor shower room which compliments the upstairs bathroom.

To the rear is an elevated 80ft rear garden which is on a slope and two different levels. There is a three car driveway to the front which gives access to the garage. Other features include gas radiator heating, double glazed windows and no onward chain complications.

The property is in need of general updating and also comprises an entrance porch, hallway, living room, lean to style conservatory and three bedrooms.

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



- Extended Cooks semi
- Three bedrooms
- Ground floor shower room and bathroom upstairs
- Spacious kitchen
- Garage with three car driveway
- No onward chain complications





Council tax band D
Council- West Berks

Additional information:

Parking
The property has a driveway with parking for three vehicles with a garage.

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
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.

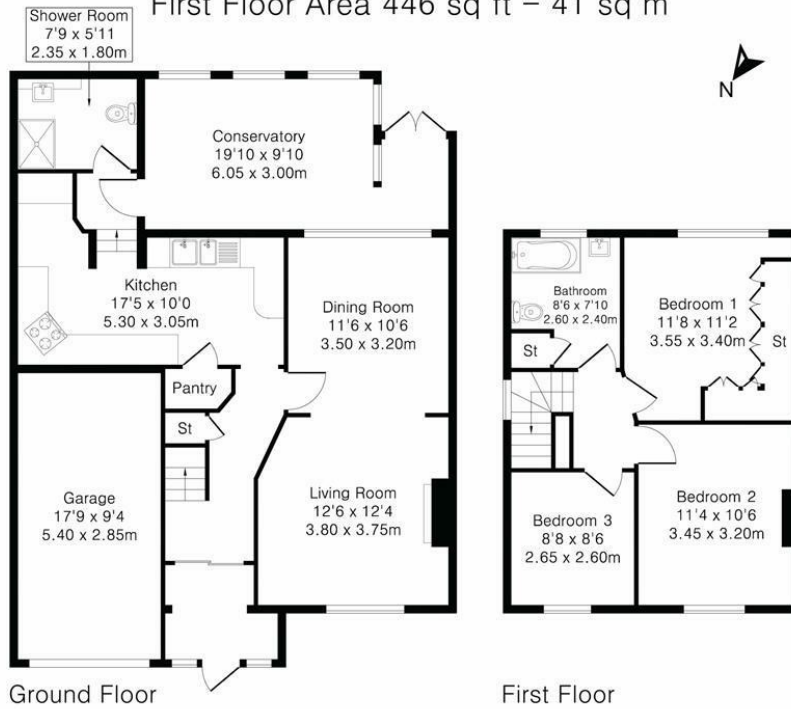
Flooding
We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

Floorplan

Approximate Gross Internal Area 1456 sq ft – 135 sq m
(Including Garage)

Ground Floor Area 1010 sq ft – 94 sq m

First Floor Area 446 sq ft – 41 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		84
(81-91)	B		
(69-80)	C	72	
(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.