



HASLAM'S: This is a fine example of a modernised bay-fronted semi-detached that is situated in the Woodley area providing easy access to Earley & Winnersh Triangle station and other local amenities such as schools and shopping precinct.

The property offers modern accommodation, boasting a living room, open plan kitchen diner, 3 bedrooms, and a refitted bathroom. To the rear of the property is a privately enclosed southerly-facing garden with a patio area, and to the front off-road parking for multiple vehicles.

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



- Extended semi detached
- Open plan kitchen diner
- Ground floor shower room
- 3 Bedroom & loft room
- Landscaped rear garden
- Off road parking for multiple vehicles





Council tax band E

Council- Wokingham

Additional information:

Parking

The property has a driveway with parking for multiple vehicles.

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)

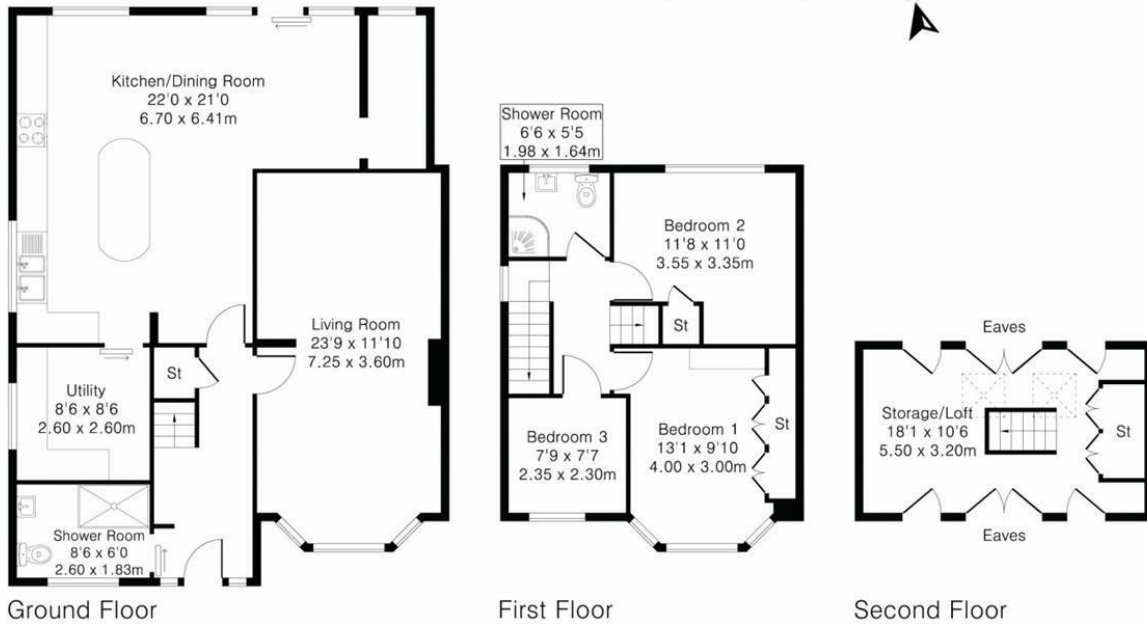
Mobile phone coverage

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”

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 1541 sq ft – 144 sq m
 Ground Floor Area 936 sq ft – 87 sq m
 First Floor Area 416 sq ft – 39 sq m
 Second Floor Area 189 sq ft – 18 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	80
		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.