



Offered to the market with no onward chain complications is this detached family home situated on a popular road close to Reading University, Royal Berkshire Hospital, and public transport links to Reading town centre.

The property comprises a 17ft kitchen/breakfast room, a 16ft living room with access to the rear, a cloakroom, and on the first floor 3 bedrooms, an ensuite shower room, and a family bathroom. To the rear of the property is a privately enclosed westerly-facing garden with a patio area.

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



- Detached family home
- 3 Bedrooms
- Ensuite Shower room
- Kitchen breakfast room
- Cloakroom
- No onward chain





Council tax band D

Council- Reading

Additional information:

Parking
On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

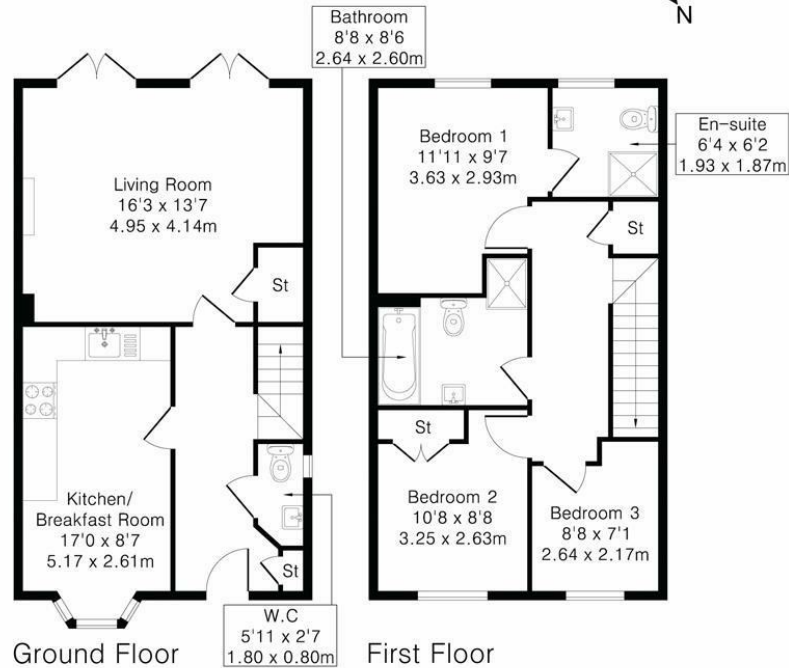
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

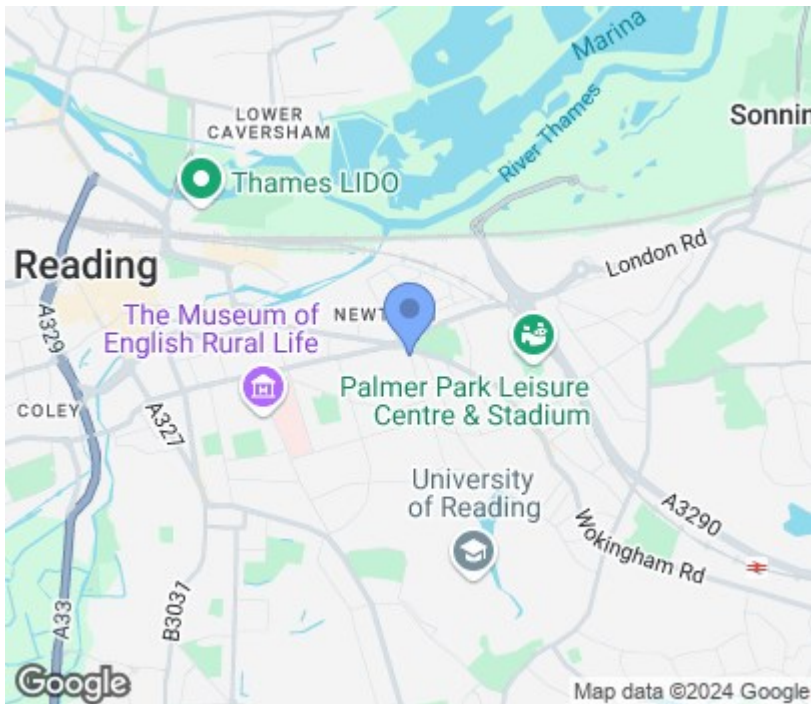
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 954 sq ft – 89 sq m
 Ground Floor Area 480 sq ft – 45 sq m
 First Floor Area 474 sq ft – 44 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 | | 75 | |
| (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.