



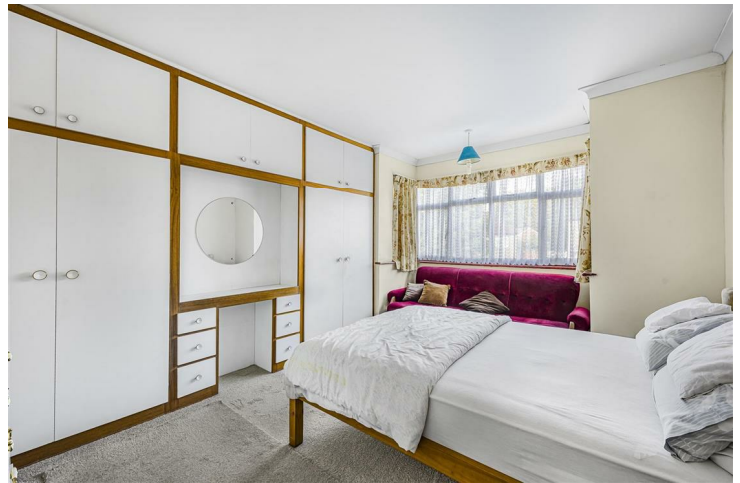
Located on the outskirts of the town centre and the University area, in a pleasant residential setting is this bay fronted semi-detached home. The 3 bedroom property occupies a corner plot with a walled frontage and offers the opportunity for individual improvement and upgrading. Featuring a gated driveway and two separate reception rooms, the property is well placed for access to the Oracle development, Royal Berkshire Hospital and University campus. The property further benefits from excellent transport links to M4, Green Park as well as local bus routes and is offered for sale with no onward chain.

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



- 3 Bedrooms
- Bay-fronted living room
- Dining room with patio door to garden
- Kitchen with oven & hob
- Gated driveway with brick-paved driveway & garage
- No onward chain





Council tax band

Council-

Additional information:

Parking

The property has a gated 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

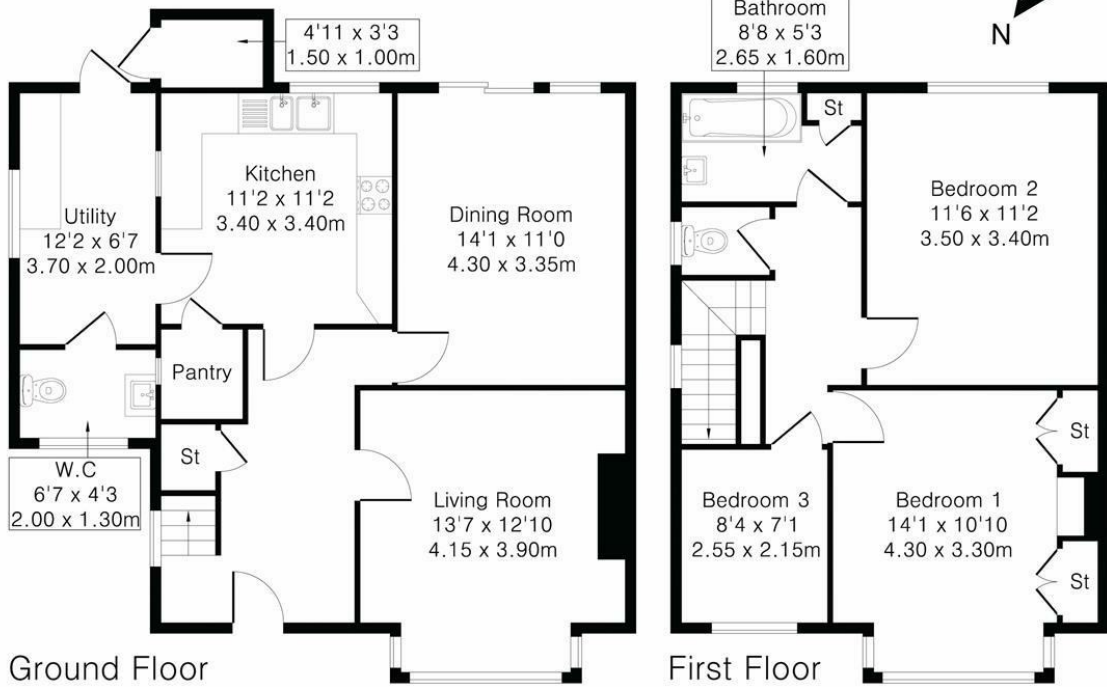
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

# Floorplan

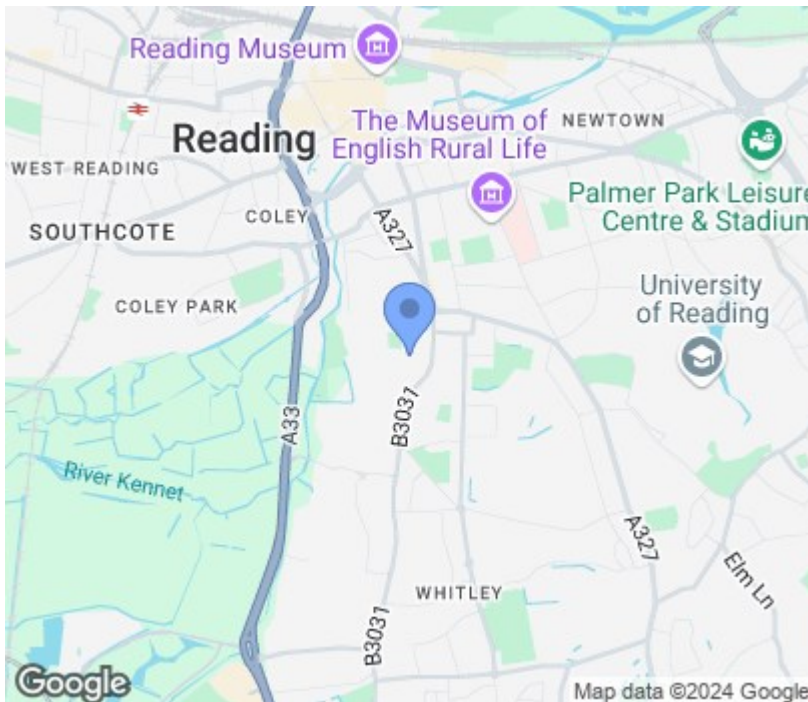
**Approximate Gross Internal Area 1258 sq ft - 117 sq m**

Ground Floor Area 724 sq ft – 67 sq m

First Floor Area 534 sq ft – 50 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		57	
(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.