

Amersham Road

£320,000

HASLAM'S
Sales

Caversham, Reading, RG4 5NA



This 2 bedroom modern townhouse is located to the east of the centre of Caversham and is within easy reach of Reading town centre. The property features a living room with doors to the south facing garden alongside a modern fitted kitchen. Located at the front of the development and ideally positioned for local bus routes as well as the shops and restaurants of Caversham. A short walk leads to Christchurch Meadows and the River Thames while Reading's mainline station is approximately 1.2 miles. The property is being offered for sale with no onward chain.

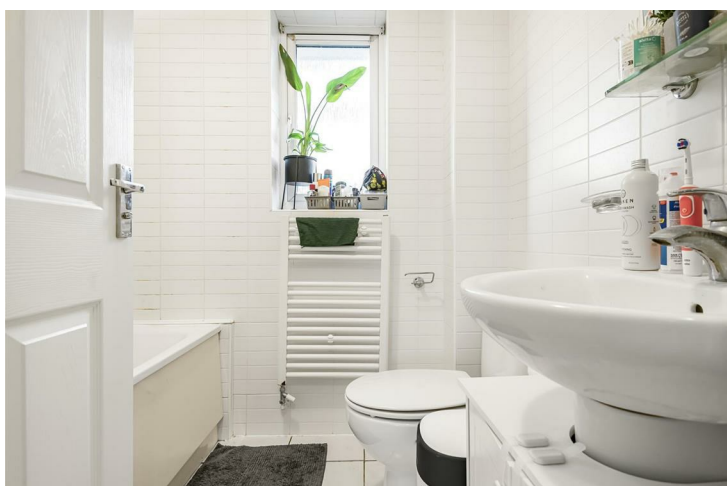
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
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- 2 Bedrooms each with built in wardrobes
- Living room with wood flooring and doors to garden
- Well-equipped kitchen with appliances
- Residents parking; Part-walled south facing rear garden
- 3 pc Bathroom suite; Ground floor WC
- No onward chain





Further details

Council tax band C

Additional information:

Parking

There is a residents parking area located at the rear of the property.

Service charge

There is an annual service charge of £250 for the upkeep of the estate costs.

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

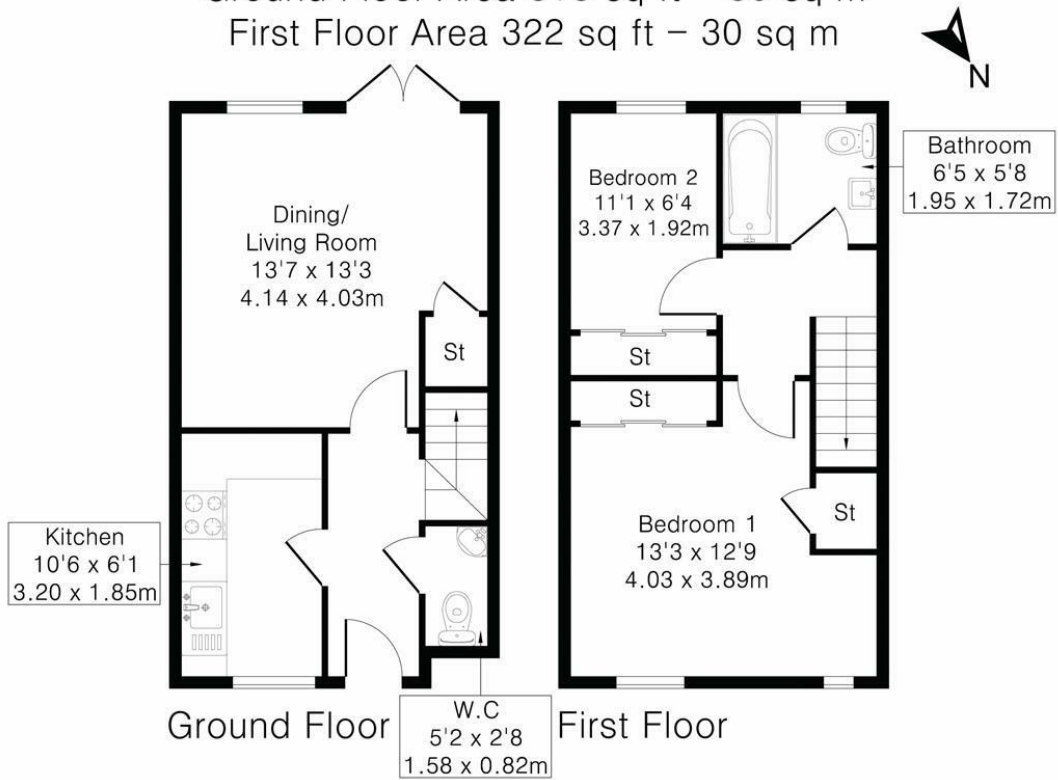
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Garden

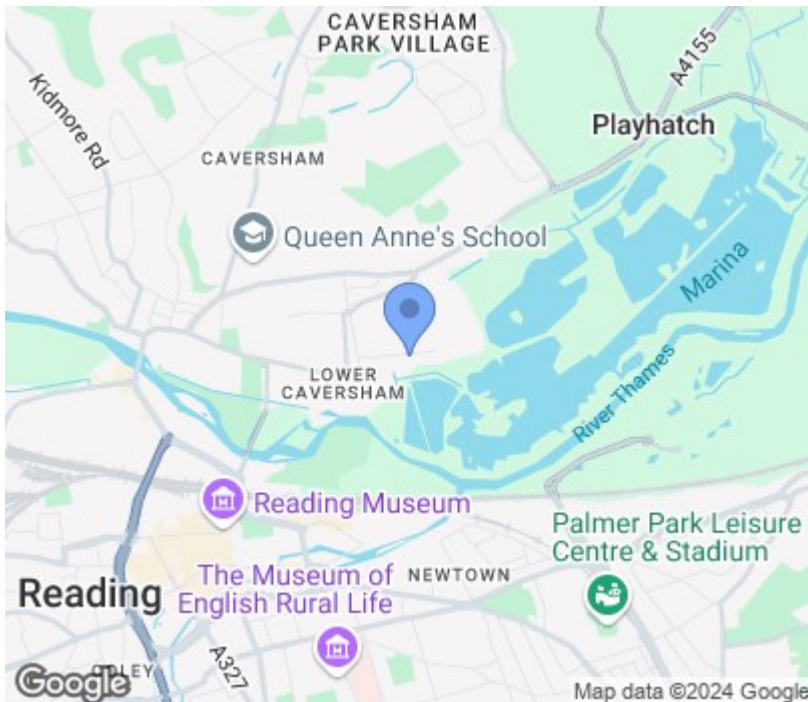
The garden enjoys a southerly aspect and is part-walled with an area of timber decking and a rear gate that leads to the residents parking.

Floorplan

Approximate Gross Internal Area 640 sq ft – 60 sq m
 Ground Floor Area 318 sq ft – 30 sq m
 First Floor Area 322 sq ft – 30 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			92
(81-91) B		77	
(69-80) C			
(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.