



Haslams - Offered to the market is this end terrace property situated west of Reading town centre offering easy access to Reading West Station, Reading town centre, and local amenities such as parks, schools, and shops.

The property is tastefully presented throughout offering modern accommodation comprising of 2 reception rooms, a refitted kitchen, and a family bathroom. On the first floor, there are 3 bedrooms and staircase to a useable loft room. The rear of the property has been landscaped and benefits from a raised decking area ideal for entertaining and a patio with side access.

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





- End terrace property
- 2 reception rooms
- Refitted kitchen & bathroom
- 3 bedrooms
- Loft room
- Easy access to Reading Town Centre







Council tax band B

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](http://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)

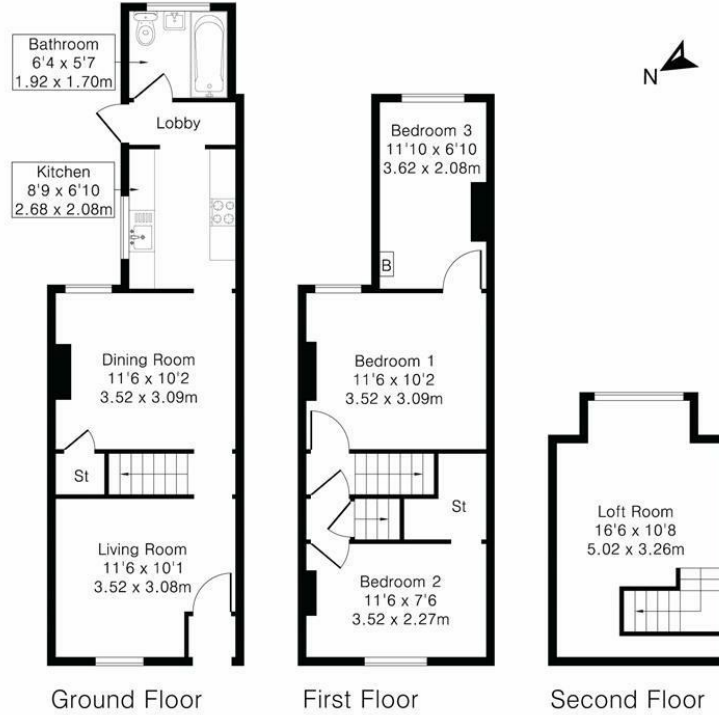
# Floorplan

## Approximate Gross Internal Area 903 sq ft - 84 sq m

Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 352 sq ft – 33 sq m

Second Floor Area 163 sq ft – 15 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			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.