



Offered to the market with no onward chain complications is this semi-detached property situated South of Reading town centre. The property provides easy access to Reading University, Royal Berkshire Hospital, and public transport links to the town centre.

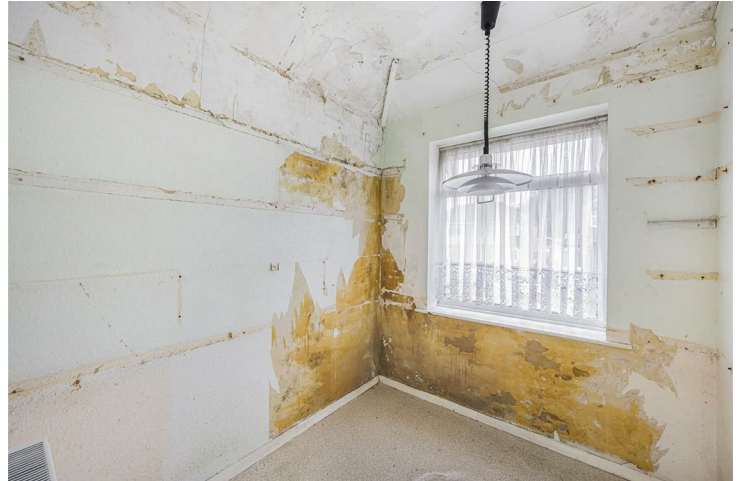
This property needs modernisation providing a fantastic opportunity for a buyer to create their own family home. Comprising living room with bay, kitchen, 3 bedrooms, and shower room. To the rear of the property is a westerly-facing garden with a patio leading to lawn and side access. This property is being sold with no onward chain complications.

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



- In need of modernisation
- No onward chain
- Bay fronted semi detached
- Off road parking
- Westerly facing garden
- Easy access to Reading University





Council tax band C

Council- Reading

Additional information:

Parking

The property has a driveway with parking for multiple vehicles.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

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.

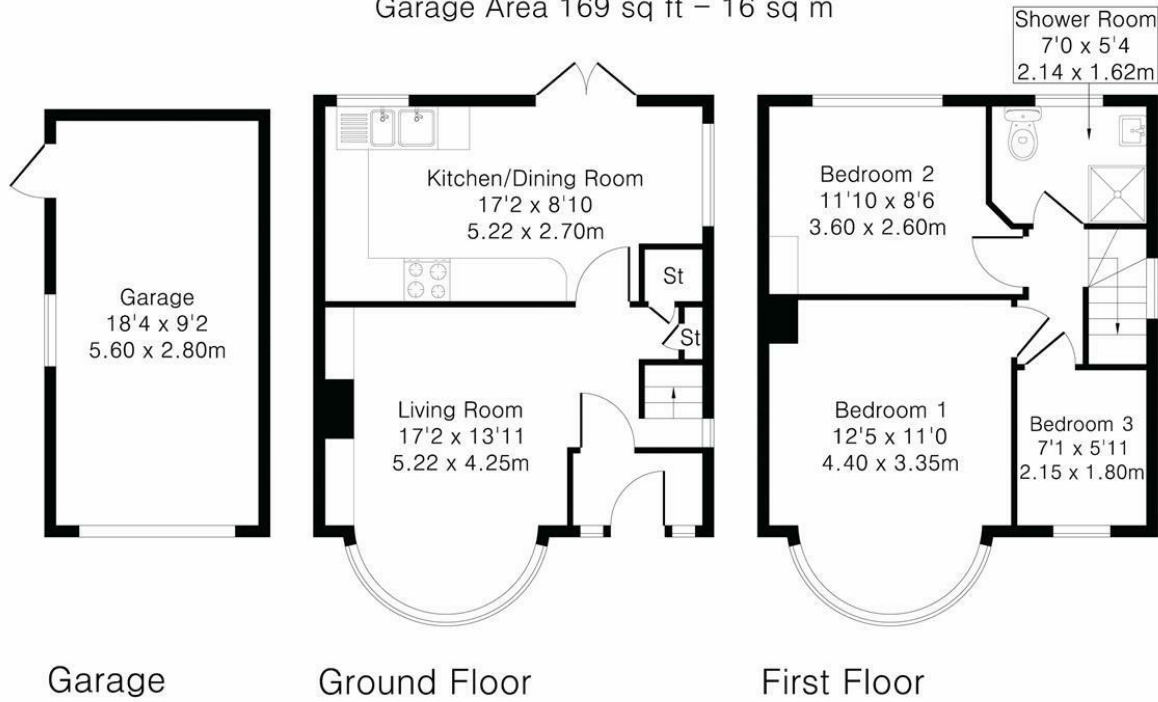
Floorplan

Approximate Gross Internal Area 873 sq ft - 82 sq m

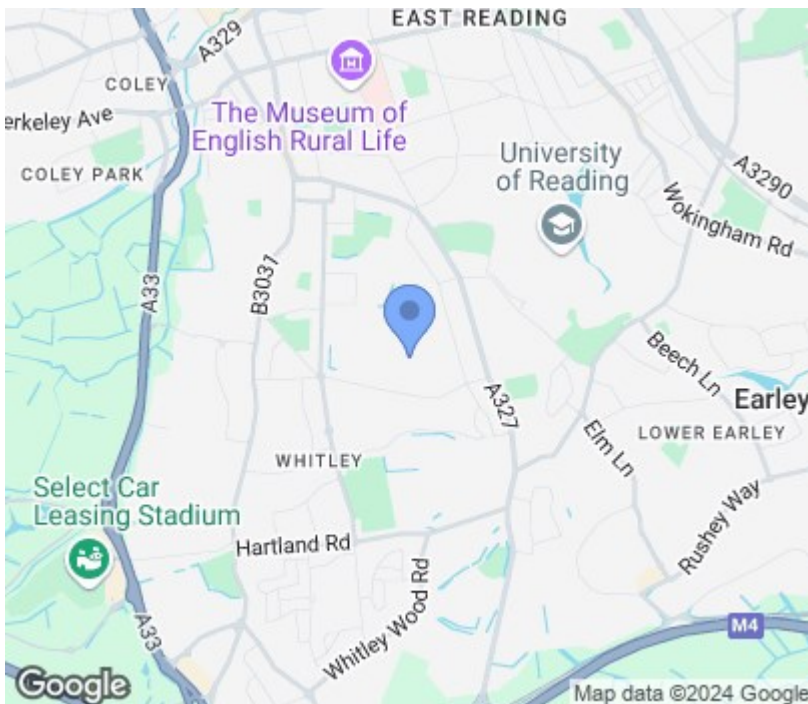
Ground Floor Area 352 sq ft – 33 sq m

First Floor Area 352 sq ft – 33 sq m

Garage Area 169 sq ft – 16 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			85
(69-80) C		66	
(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.