



This well-presented home is located in a popular cul-de sac setting within the shared Maiden Erlegh secondary school catchment. The semi-detached property has been subject to considerable improvement and upgrading with a modern fitted kitchen and a newly fitted bathroom with a wet-room shower. Outside there is a 90' south facing garden that enjoys a high degree of privacy and a driveway for 2 vehicles with a detached garage. The location is ideal for the university campus and transport links by road and rail with local shops and amenities nearby.

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



- 3 Bedrooms
- Lounge-diner with double doors to garden
- Modern fitted kitchen with oven & hob
- Recently fitted bathroom with wet room shower
- Garage and driveway parking for 2 cars
- 90' South-facing garden





Council tax band D

Council- Wokingham

Additional information:

Parking

The property has driveway with parking for two vehicles and a single detached garage with an electric roller door.

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)

The property has solar panels which are connected to the national grid (FIT scheme) and are on an agreement with Ovo energy and will require a change of ownership form to be completed. They will be included in the sale at the asking price, for further details please contact the office.

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”

Part C

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.

Garden

Enjoying a southerly aspect the garden extends to approximately 90' and incorporates a paved patio with side gate access to the driveway and a useful store room attached to the garage. Steps lead up to a lawned garden with shrub beds and a timber shed.

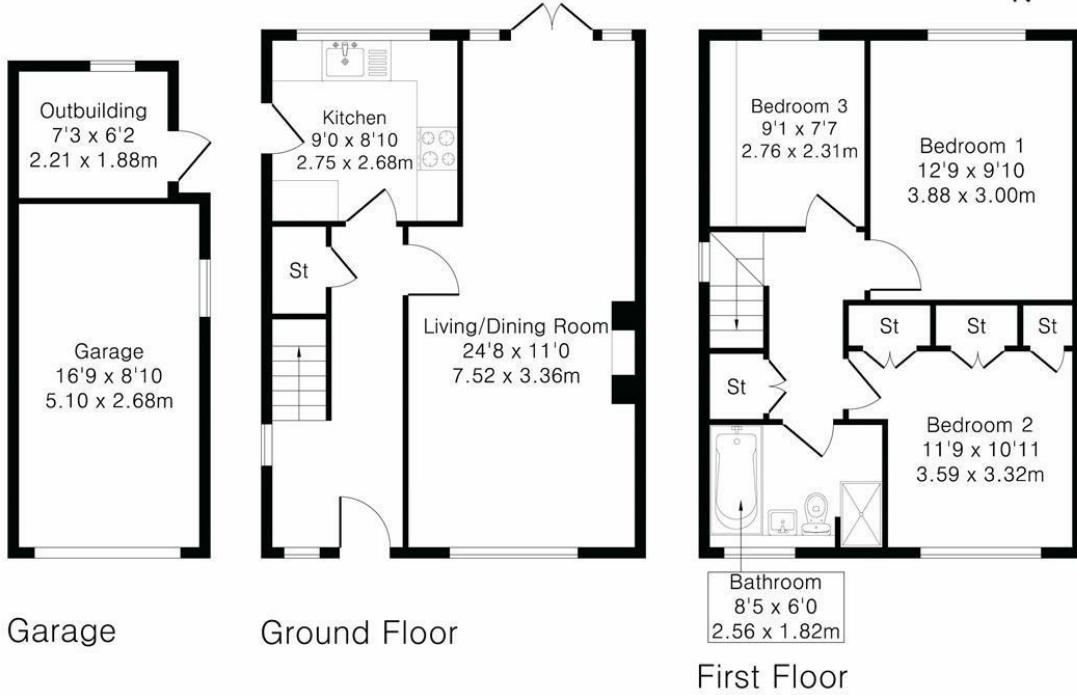
Floorplan

Approximate Gross Internal Area 1064 sq ft - 98 sq m

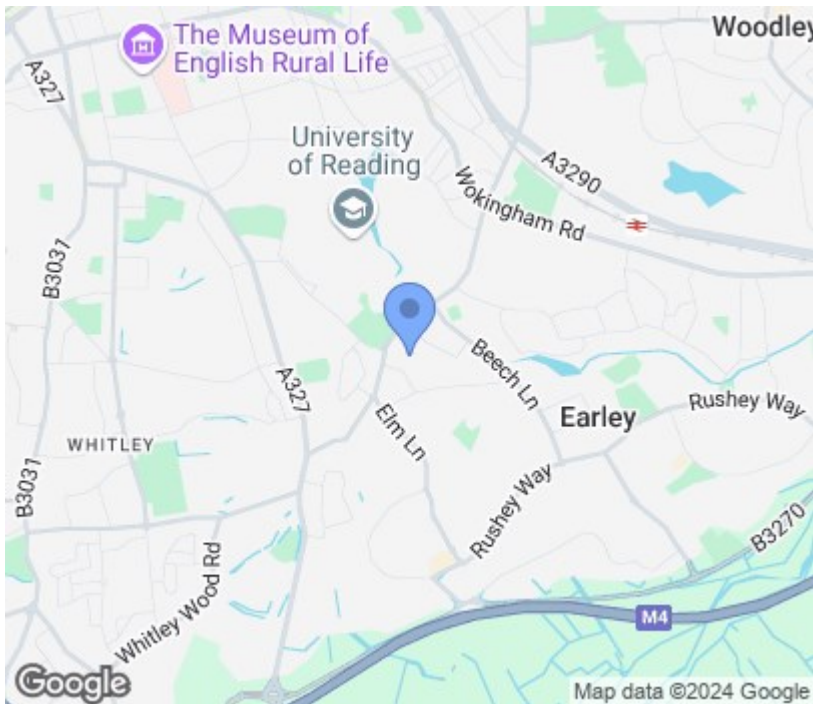
Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 435 sq ft – 40 sq m

Garage Area 194 sq ft – 18 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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sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	85
		EU Directive 2002/91/EC	

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