



Haslams is delighted to offer this charming 1950s detached property that is set on a desirable road in the heart of Emmer Green. The position provides easy access to several amenities including public transport links to the town centre, Green space, and Caversham High Street.

The property provides spacious accommodation throughout comprising 2 reception rooms, a kitchen, 3 sizeable bedrooms, and a family bathroom. To the rear, there is a generous southerly-facing garden with a series of sheds, a patio area, and access to the Garage.

This property has no onward chain complications and would make an ideal family home.

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

sales@haslams.net
0118 960 1000



- 1950's Detached property
- 3 Bedrooms
- 2 Reception rooms
- Off road parking & garage
- Southerly facing garden
- No onward chain complications





Council tax band F
 Council- Reading
 Additional information:
 Parking
 The property has a driveway with parking for multiple vehicles with a detached garage.

Property construction – Standard form
 Services:
 Gas – mains
 Water – mains
 Drainage – mains
 Electricity – mains
 Heating – Gas central heating

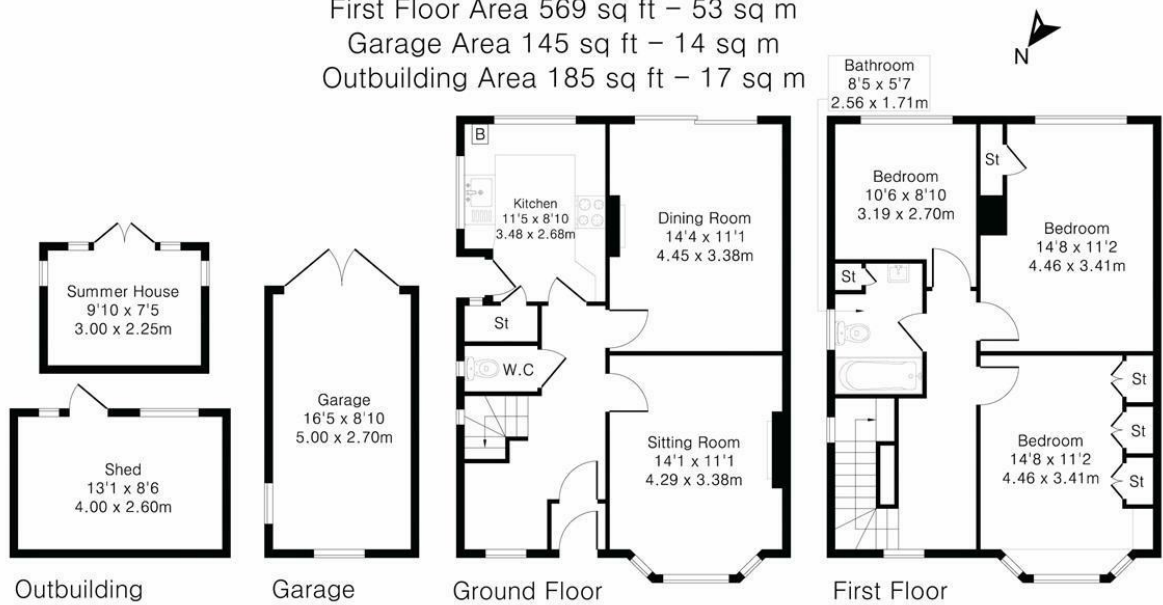
Broadband connection available (information obtained from Ofcom):
 Superfast – Fibre to the cabinet (FTTC)

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”

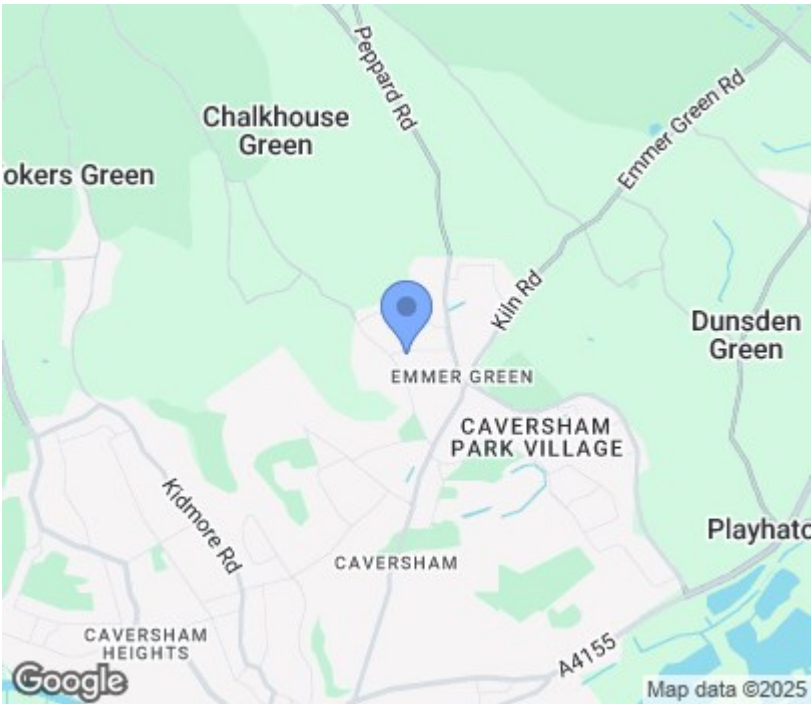
There is a substation neighbouring the property and an Electro Magnetic Survey is available.

Floorplan

Approximate Gross Internal Area 1461 sq ft – 136 sq m
Ground Floor Area 562 sq ft – 52 sq m
First Floor Area 569 sq ft – 53 sq m
Garage Area 145 sq ft – 14 sq m
Outbuilding Area 185 sq ft – 17 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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.