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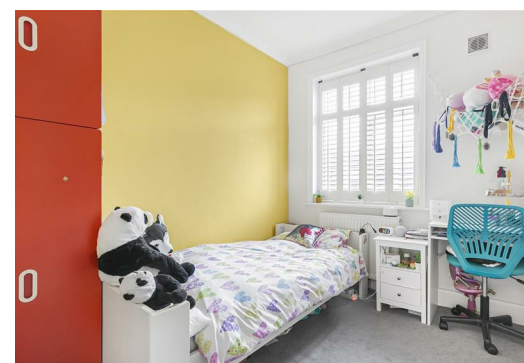


61, Russell Street, Reading, RG1 7XG

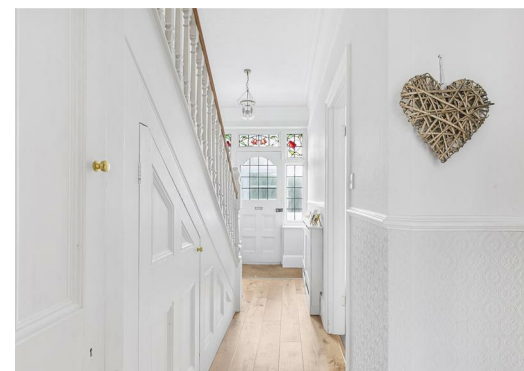
£585,000

This well-presented gable fronted semi-detached has been sympathetically improved and updated to create an impressive family home. The ground floor incorporates an 21'7 open-plan kitchen-dining room with a wood burning stove and patio doors opening to the garden. Upstairs, there are 4 bedrooms with an en suite to the principle and a modern family bathroom. The property further boasts driveway parking for 2 vehicles which is located at the rear of the east facing garden. The house is ideally positioned for the town centre and enjoys excellent transport links by both road and rail with the mainline and Reading West stations being within walking distance.

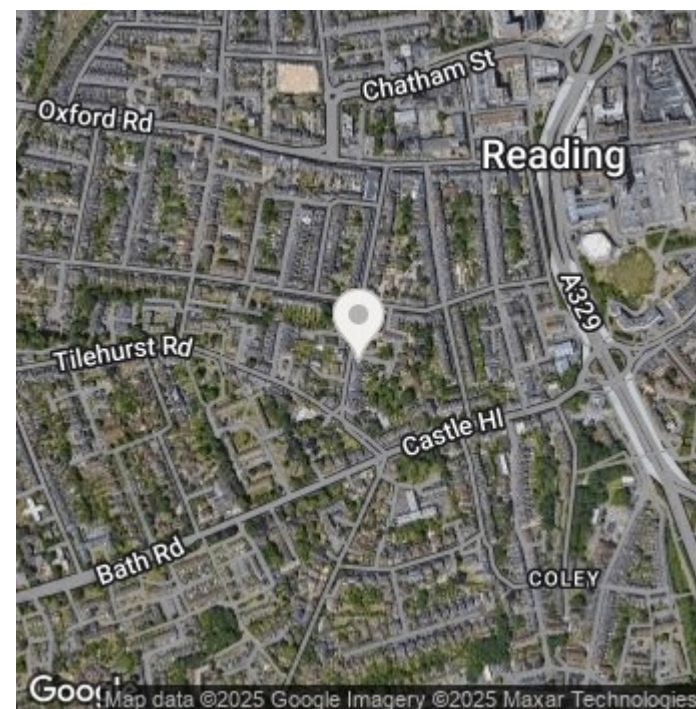




- 4 Bedrooms, principle with en-suite
- Living room has fireplace and bay window with shutters
- Kitchen-dining room with breakfast bar and log stove
- Utility room & WC
- Off-road parking at rear
- Walking distance of mainline and Reading West stations



Council tax band D
Council- RBC





Garden

The part-walled garden incorporates an area of timber decking accessed from the kitchen-dining room with steps down to a patio area with pedestrian access to the front garden. The lawned garden has a stepping stone pathway which is flanked by a raised timber planter and leads to a storage shed. On the other side of the garden is another pathway with pedestrian gate to access the rear driveway parking.

Additional information:

Parking

Accessed via Epping Close is driveway parking at the rear of the garden for 2 vehicles.

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 "permit charges"

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)

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

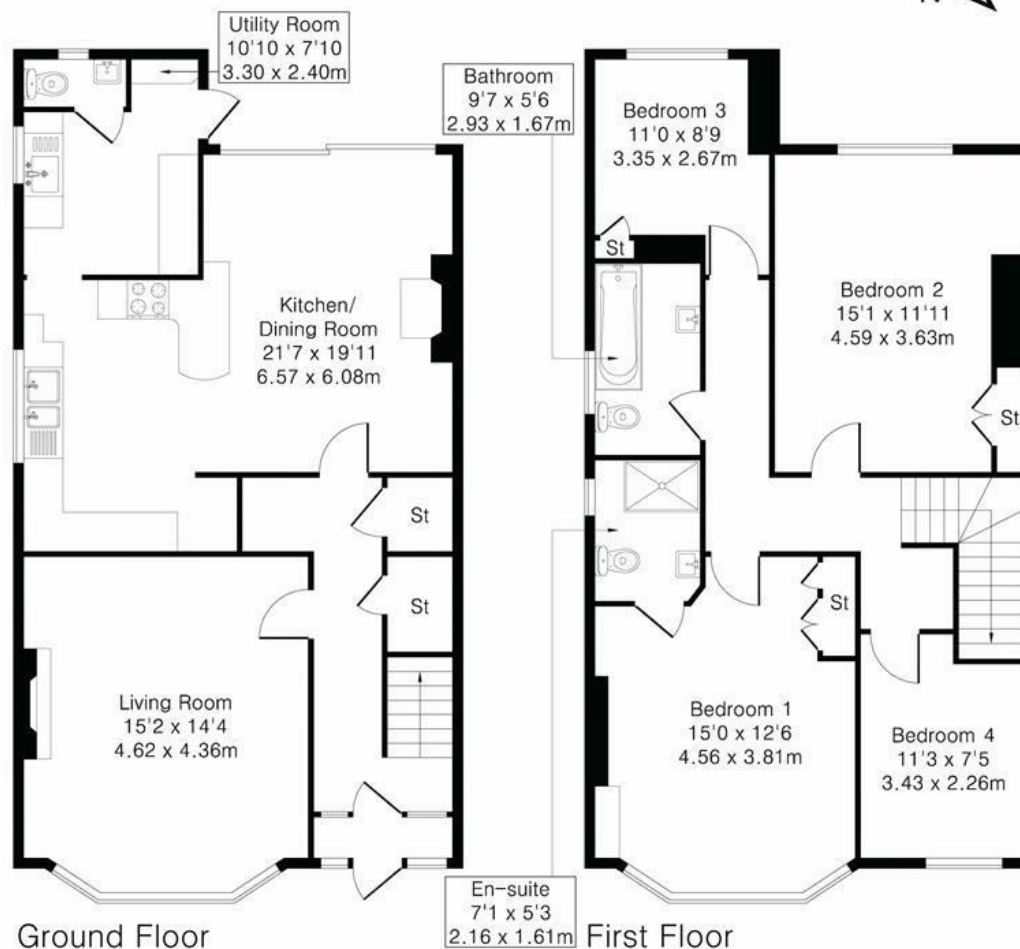
The property is located in a conservation area.



Approximate Gross Internal Area 1640 sq ft - 152 sq m

Ground Floor Area 820 sq ft – 76 sq m

First Floor Area 820 sq ft – 76 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.