

HASLAMs
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91, Kensington Road, Reading, RG30 2SZ

£450,000

Positioned west of the Reading town centre Kensington Road is conveniently located to several amenities including Reading West Station, local shops, and Kensington Park. This imposing townhouse boasts period features whilst offering modern accommodation comprising open plan living space leading to a re-fitted kitchen, a utility room, and a cloakroom. On the first floor, there are 3 bedrooms, a family bathroom, and a staircase to a further bedroom. To the rear of the property is an easterly-facing garden with a lawn and gates leading onto Cranbury Road. This property is being sold with no onward chain complications.

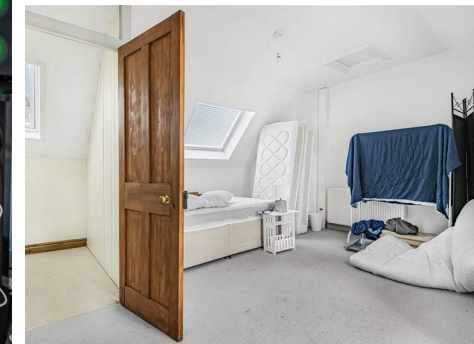
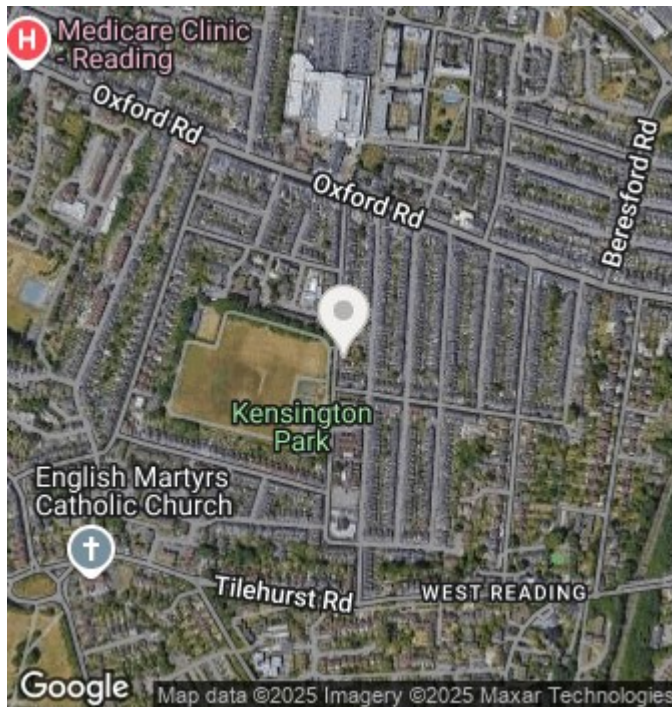




- Town house property
- 4 Bedrooms
- Open plan living space
- Utility room
- Cloakroom
- No onward chain complications



Council tax band D
Council- Reading





Additional information:

Parking

Double gates to parking at rear of the property.

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"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

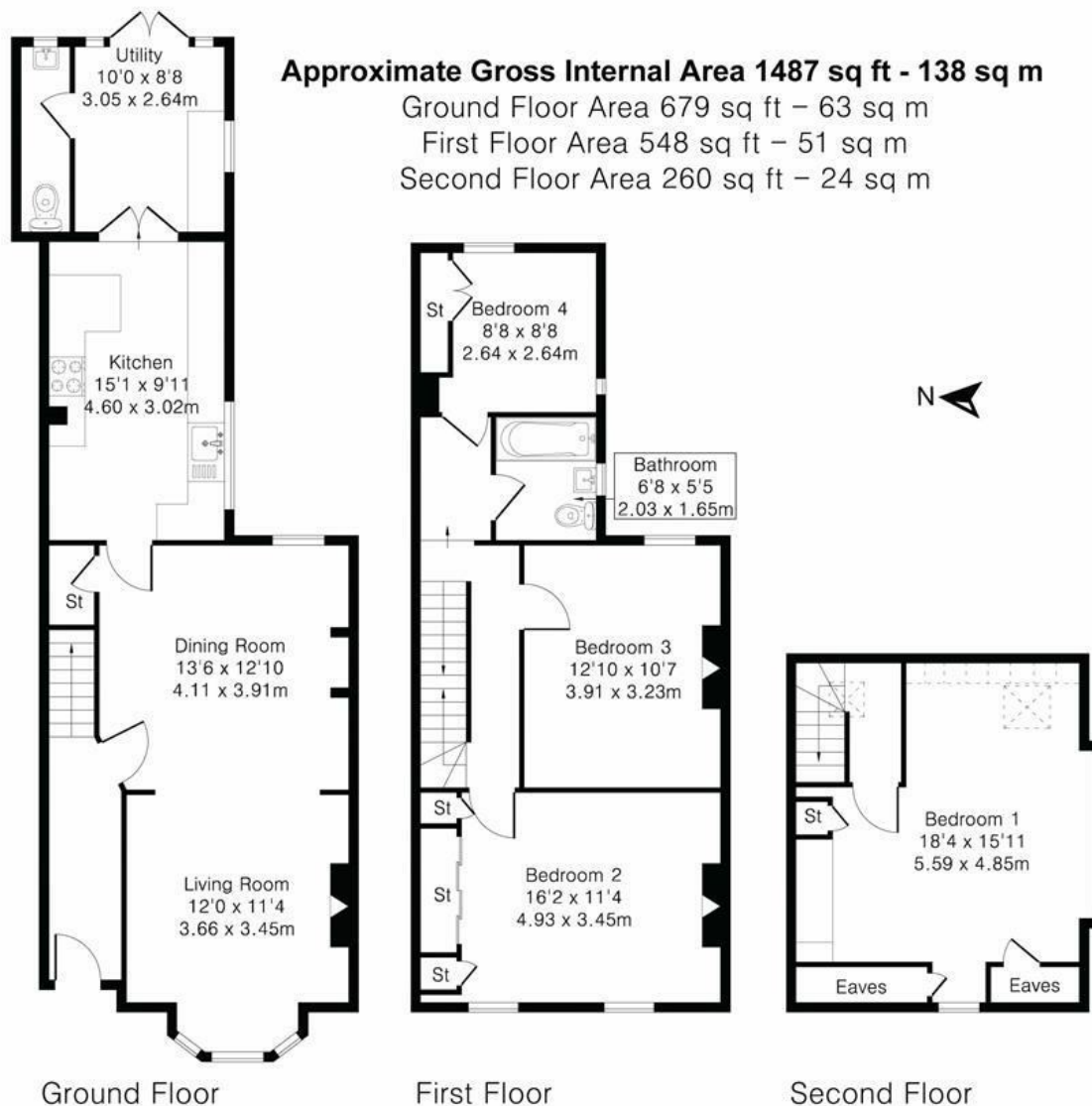
Broadband connection available (information obtained from Ofcom):

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"





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales		
EU Directive 2002/91/EC		

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