



An extended family home situated in a popular suburb of Reading Town Centre offering easy access to local amenities including public transport links, Prospect Park, and several schools.

The property comprises a 22ft living room which leads to a dining room, kitchen breakfast room, and a further reception room. On the first floor, there are 3 bedrooms and a shower room. To the rear of the property is a westerly facing garden with a patio and side access. This property is being sold with no onward chain complications.

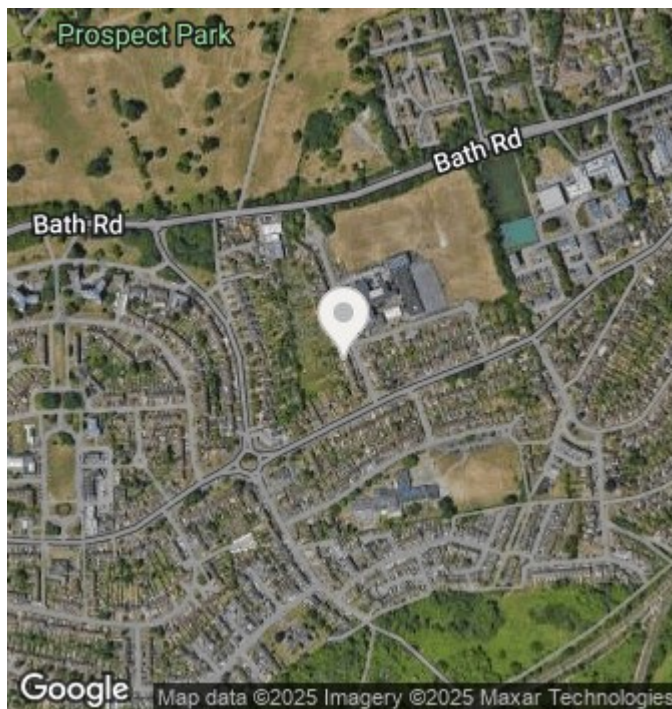




- Semi detached property
- Ground floor extension
- 3 Bedrooms
- Westerley facing garden
- Off road parking
- No onward chain



Council tax band C
Council- Reading





Additional information:

Parking

The property has a gravel 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

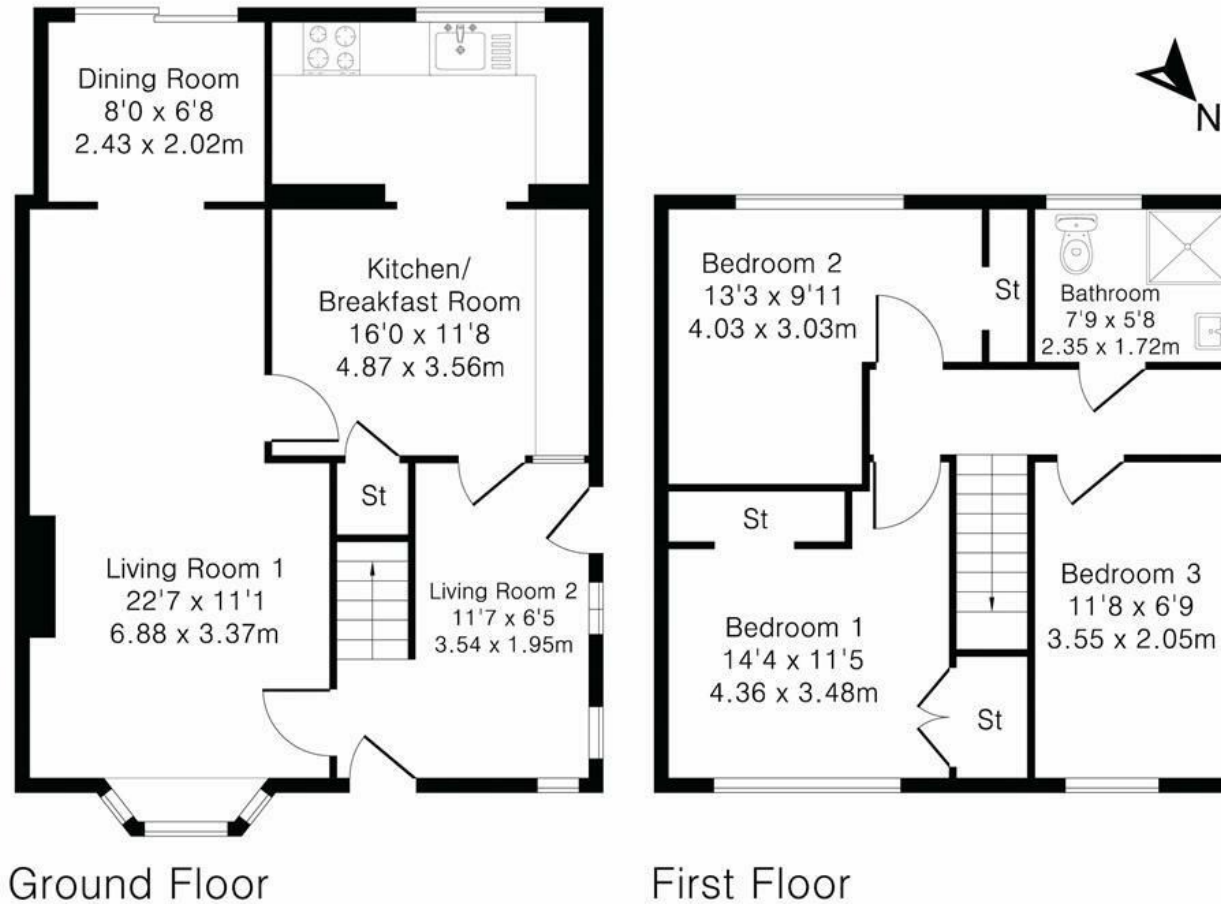
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"



Approximate Gross Internal Area 1009 sq ft - 94 sq m

Ground Floor Area 577 sq ft – 54 sq m

First Floor Area 432 sq ft – 40 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	70
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.