



A modern townhouse located to the west of Reading and is conveniently positioned for local amenities. The area is accessible to the town centre and convenient for both Reading West and the mainline station with easy access to local bus routes. The 3 bedroom home benefits from the opportunity for an incoming purchaser to improve and update to their own specification. Further noteworthy points include a southerly aspect garden the property is offered for sale with no onward chain.

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

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- 3 Bedrooms
- Living room
- Kitchen-dining room
- 1st floor shower room
- Residents permit parking
- No onward chain







Council tax band C

Council- Reading

Additional information:

Parking

There are residents parking areas that require 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](http://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"

Garden

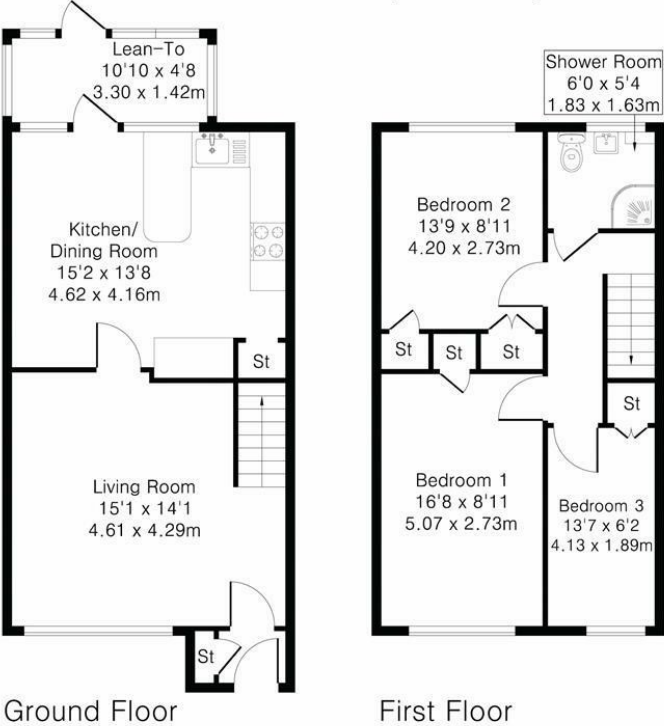
The garden requires attention but enjoys a southerly aspect and has pedestrian rear access.

Floorplan

Approximate Gross Internal Area 902 sq ft - 84 sq m

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 415 sq ft – 39 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.