



This charming semi-detached property is situated on a desirable road in the University area, which is nestled in a privately enclosed plot. The University area offers easy access to several landmarks, including Reading town centre, Royal Berkshire Hospital.. Local amenities include public transport links, Palmer Park Leisure Centre, and shops.

This spacious property comprises 2 reception rooms, a kitchen breakfast room, W/C and on the first floor, 4 bedrooms and a family bathroom. To the rear of the property is a southerley facing garden with an annex studio. To the front of the property is off-road parking for several vehicles.

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

sales@haslams.net
0118 960 1000



- University area
- 4 Bedrooms
- 2 Reception rooms
- Ample off road parking
- Annexe
- South facing garden





Council tax band F
 Council- Reading
 Additional information:
 Parking
 The property has a 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”

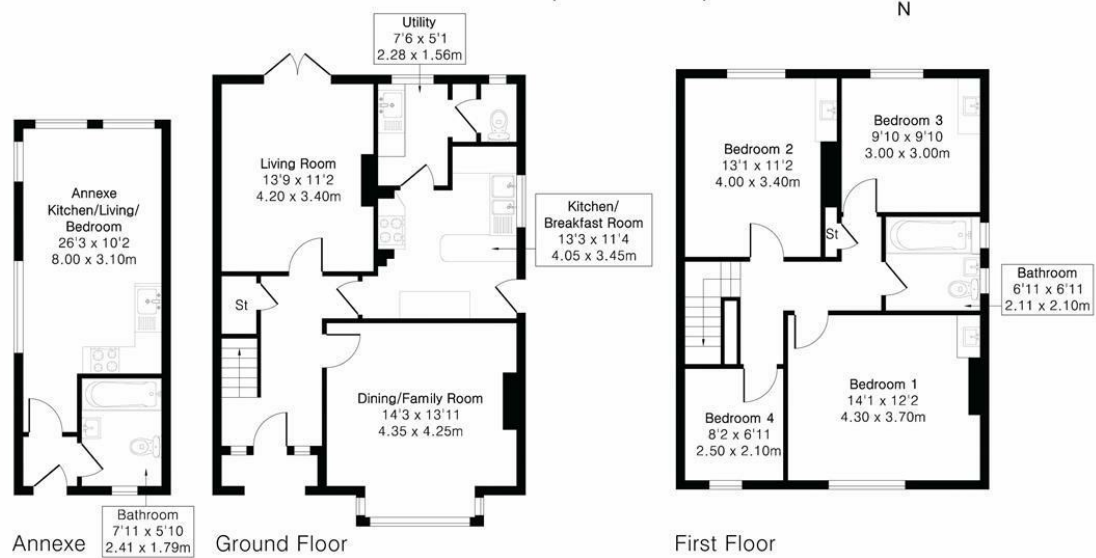
Floorplan

Approximate Gross Internal Area 1541 sq ft - 143 sq m

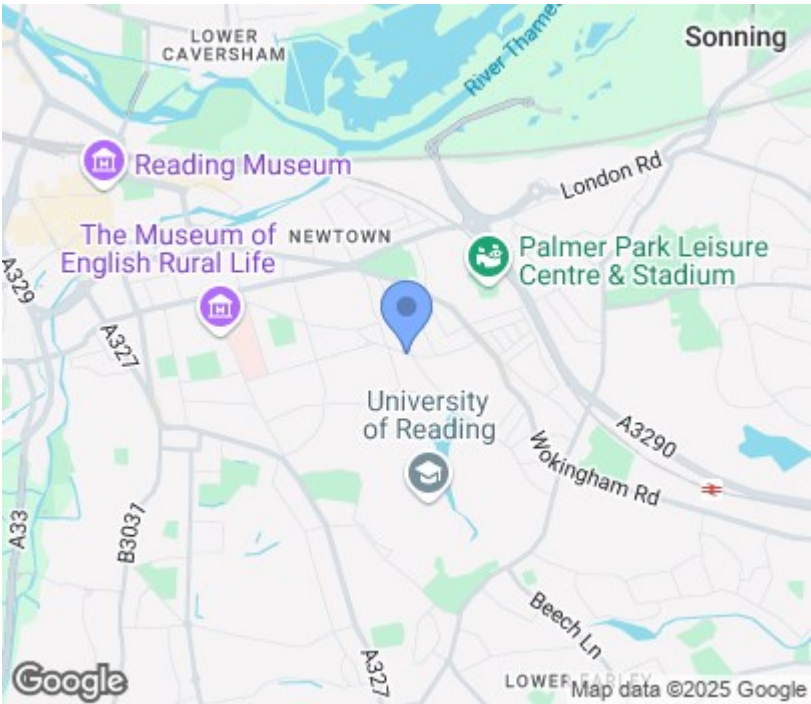
Ground Floor Area 635 sq ft – 59 sq m

First Floor Area 639 sq ft – 59 sq m

Annexe Area 267 sq ft – 25 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.



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

sales@haslams.net
0118 960 1000

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.