



A well presented inner terraced home situated in a popular residential setting which is conveniently located for the town centre and provides easy access to the Oracle complex and the mainline station. The house benefits from two separate reception rooms with two double bedrooms and a delightful private garden with areas of timber decking.

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



- Two double bedrooms
- Two separate reception rooms
- Private Garden
- Fully Double Glazed
- Tenant in Situ; Paying £1200pcm
- Walking distance to Oracle Shopping Centre





Council tax band B

Council Reading

Additional information:

Parking

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

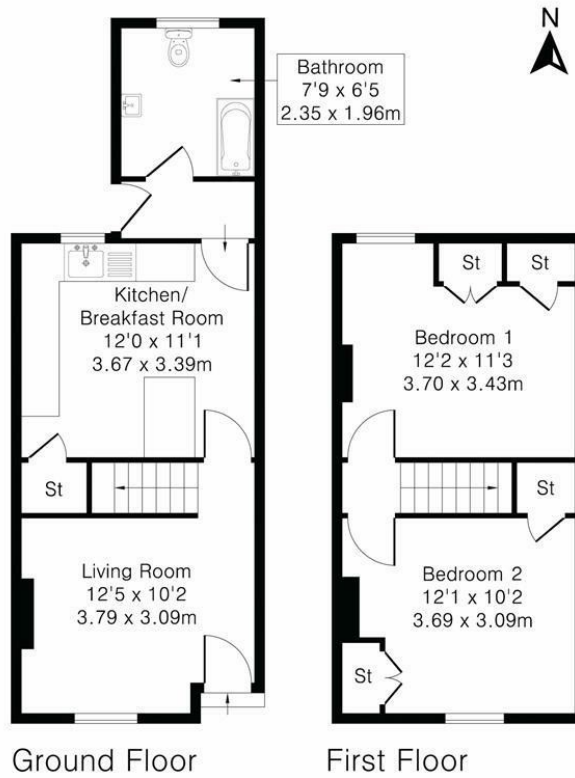
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Part C

It has been noted that there are some old Artex textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age of the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

Floorplan

Approximate Gross Internal Area 664 sq ft – 61 sq m
 Ground Floor Area 368 sq ft – 34 sq m
 First Floor Area 296 sq ft – 27 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			90
(81-91) B			
(69-80) C		69	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.