



Situated on the outskirts of Reading town centre is this mid-terrace property which overlooks green space and is conveniently located for access to local amenities. The property offers a spacious living room with a bay window, kitchen and dining room. On the first floor 3 bedrooms and a family bathroom. The garden is privately enclosed with a lawn leading to a rear access gate. The property also benefits from a garage in a block.

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



- Terrace house
- 3 Bedrooms
- 2 Reception rooms
- Over looking greenspace
- Town centre outskirts
- Garage in block





Council tax band D  
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](http://reading.gov.uk) "permit charges". There is also a garage in a nearby block.

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)

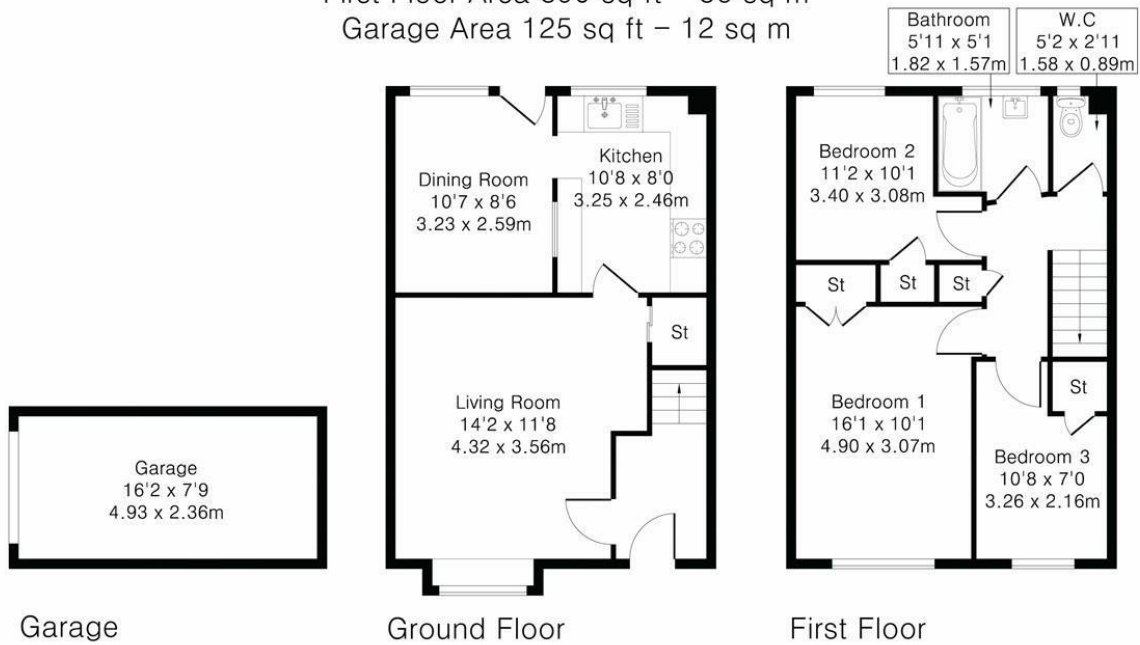
Mobile phone coverage

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"

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 915 sq ft – 85 sq m  
 Ground Floor Area 400 sq ft – 37 sq m  
 First Floor Area 390 sq ft – 36 sq m  
 Garage Area 125 sq ft – 12 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.