

Property ref: 151211

**Selsey Way,  
Reading, RG6 4DL****£1,600 PCM****HASLAM'S**  
Lettings

A well presented and redecorated detached bungalow located in this sought after area within Lower Earley. The property comprises two bedrooms, living room, refitted shower room, fitted kitchen with appliances, large private rear garden and garage.  
Reading Borough Council tax band D.

**Available Now**

- Two double bedrooms
- Fitted kitchen with appliances
- Newly fitted shower room
- Private garden; Off road parking plus a garage
- Gas central heating; EPC rating D
- Unfurnished; Managed by HASLAM'S

\*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: [www.haslams.net](http://www.haslams.net)  
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

**0118 960 1055****[lettings@haslams.net](mailto:lettings@haslams.net) [www.haslams.net](http://www.haslams.net)****Haslams Estate Agents Ltd, 159 Friar Street, Reading, Berkshire, RG1 1HE**



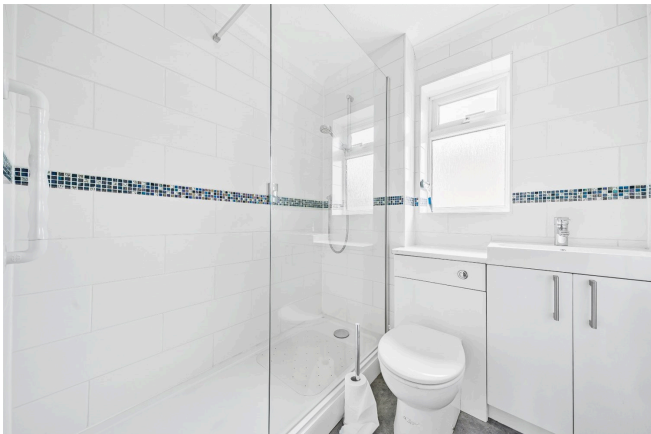
Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Mains

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.





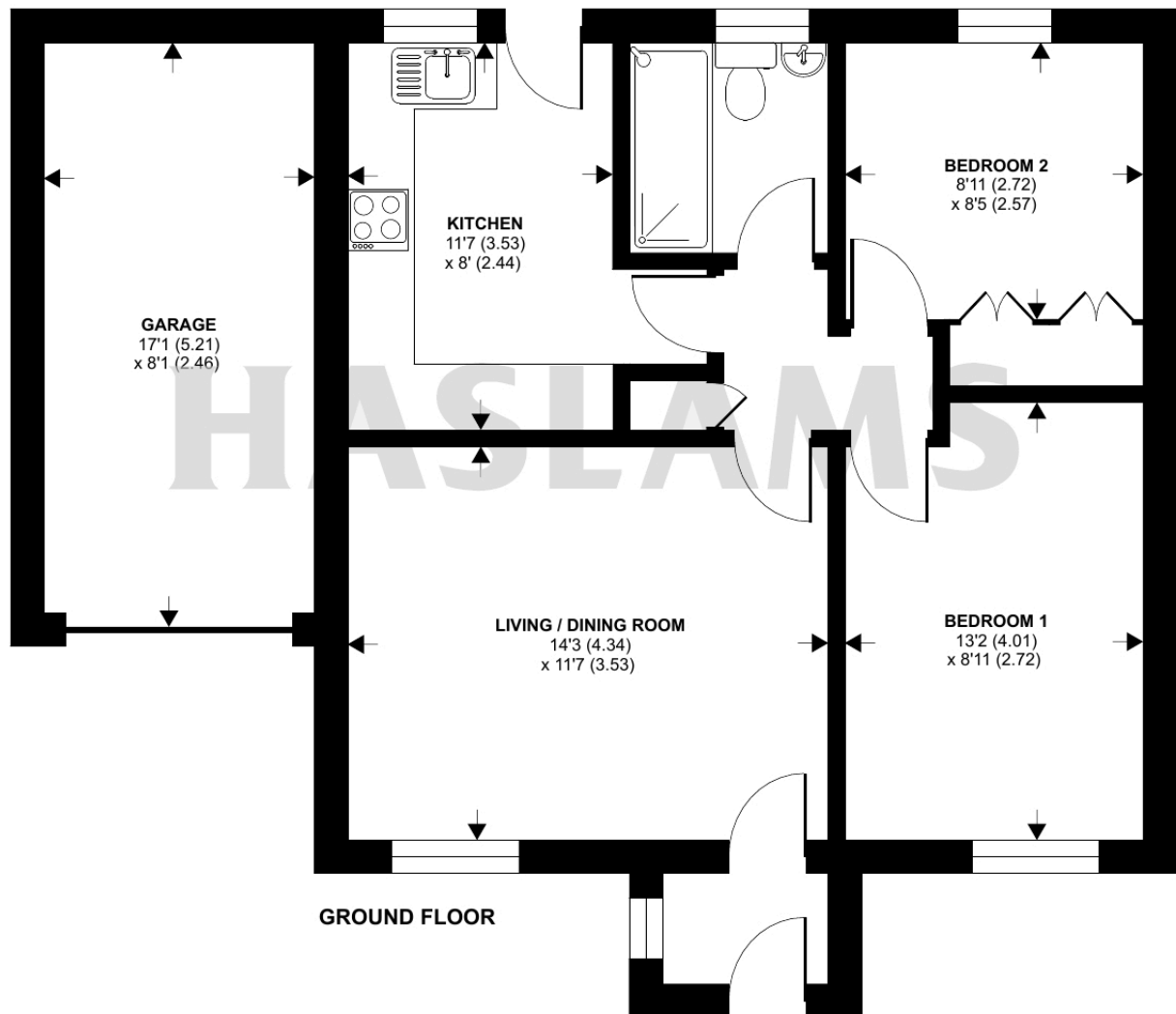
## Selsey Way, Lower Earley, Reading, RG6

Approximate Area = 597 sq ft / 55.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 737 sq ft / 68.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2023. Produced for Haslams. REF: 959464