HASLAMS Sales

# Rossby

Reading, RG2 9FS

## Guide Price £425,000



3 2 1 C

Situated within a popular development bordering Shinfield, this well-presented three-storey town house offers spacious and versatile accommodation arranged over three floors, with an attractive outlook over green space and communal grounds. The ground floor provides an entrance hall, cloakroom, kitchen and generous living room with direct access onto the rear garden. The first floor offers two well-proportioned bedrooms and a family bathroom, while the second floor is home to the principal bedroom, dressing room and en suite shower room. Externally, the property benefits from a south-facing rear garden, with a patio area providing an ideal space for outdoor seating and entertaining, along with a useful side/rear access gate. The property also enjoys a pleasant outlook over the surrounding green space and communal grounds. The property is conveniently positioned for access to Junction 11 of the M4, making it particularly well suited to commuters, while regular public transport services provide access to Reading town centre. There are also several retail parks and a range of local amenities within easy reach. Overall, this is a well-presented and spacious family home, offering accommodation over three floors in a popular location with excellent transport links and attractive green surroundings.

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

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- Popular development with easy reach of M4 junction 11
- 3 Storey town house
- 3 Double bedrooms
- Ensuite shower room
- South facing garden
- Surrounding green space and communal grounds













Council tax band E

Council- WBC

## Additional information:

Parking
There is allocated parking at the front of the property

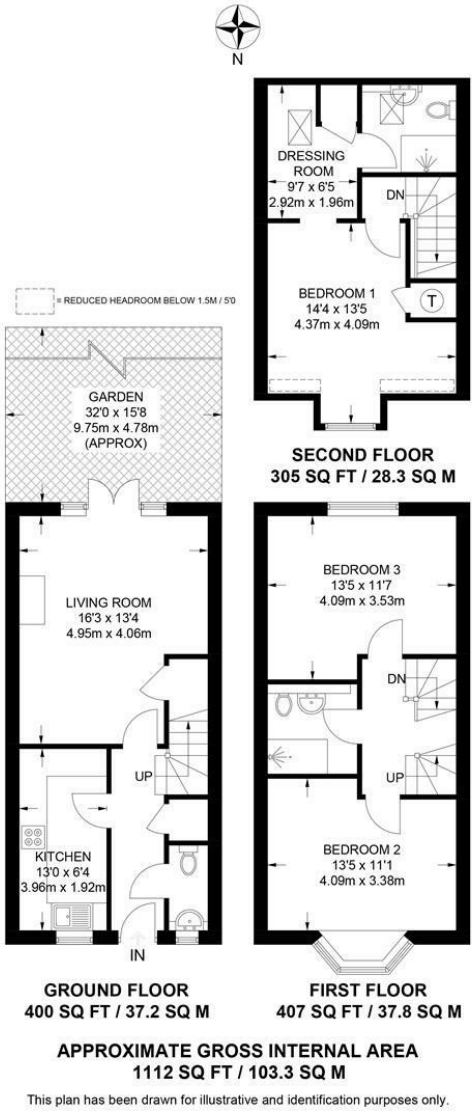
Service charge: £152.14 PA

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):
ADSL copper wire

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

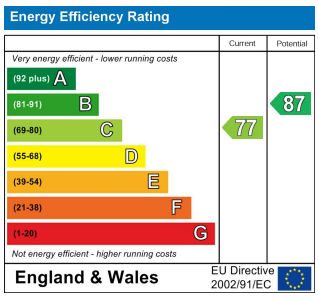






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