HASLAMS Sales

Langford Close

£395,000

Reading, RG4 8TD

3 1 1 C

This well-presented end townhouse is located in a cul-de sac address close to local shops and amenities. The 3 bedroom home features a 26' lounge-diner alongside a modern kitchen and has a generous corner plot garden. There is off-road parking for residents and the property further benefits from a garage located in an adjacent block. Ideally positioned for Caversham town centre with local bus routes nearby and the property also benefits form no onward chain complications.

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

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- 3 Bedrooms
- 26' Lounge-diner
- Fitted kitchen
- Corner plot gardens
- Residents parking & Garage in nearby block
- Bathroom with separate WC; No onward chain

Council tax band B

Council- Reading

Additional information:
Parking
Residents have shared use of a off-road parking area and the property also has a garage located in the nearby block.
garage.

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)

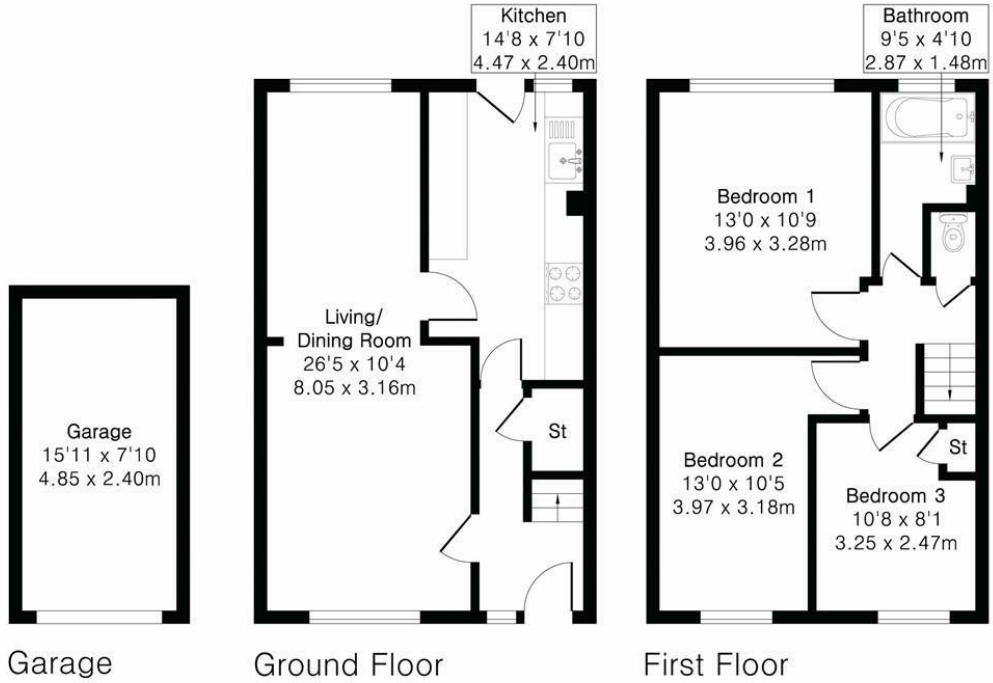
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

In 2024, concrete underpinning was installed to the rear elevation and part left hand flank wall due to shrinkage of underlying clay subsoils. The works were undertaken by Touchwood Concepts Ltd/Southeast Underpinning Ltd, with full Building Control Approval.

Floorplan

Approximate Gross Internal Area 975 sq ft - 90 sq m
(Including Garage)

Ground Floor Area 425 sq ft – 39 sq m
First Floor Area 425 sq ft – 39 sq m
Garage Area 125 sq ft – 12 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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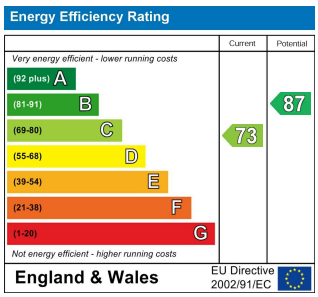

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