



2



1



1



B

Situated within a popular development, is this well-presented two bedroom family home. The ground floor consists of a hallway area, integrated kitchen with units, a spacious dining & living room and a downstairs washroom. To the first floor is a master double bedroom, second bedroom with the use of a storage cupboard and a family bathroom benefitting from a bath-piece suite. Externally to the rear the property has a garden with a green space & the use of a separate patio area. Furthermore off-street parking is available to the residents to the front of the property.

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

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- Popular location
- Two bedrooms
- Parking for residents
- Garden
- Close to local amenities
- Popular local schools nearby





Council tax band C

Council- Reading

Additional information:

Parking: Unallocated off-road parking for residents only

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity – mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

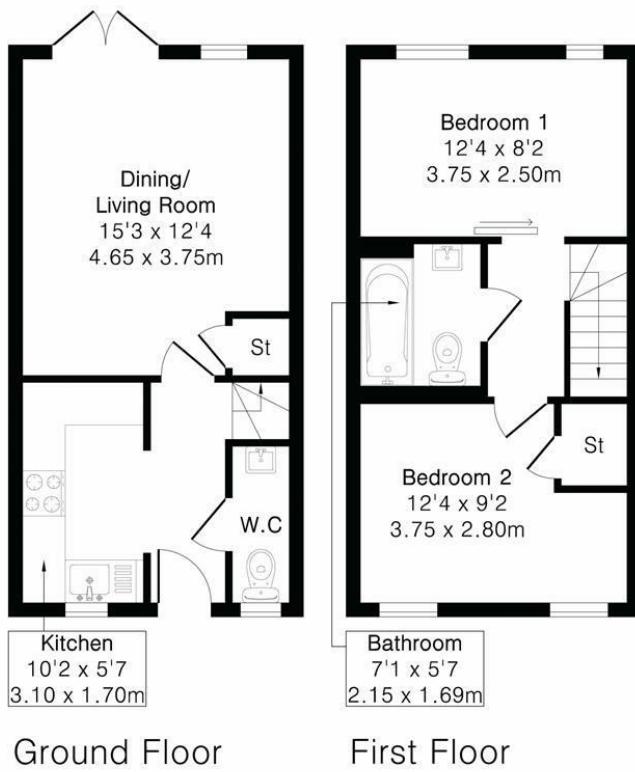
Mobile phone coverage

Floorplan

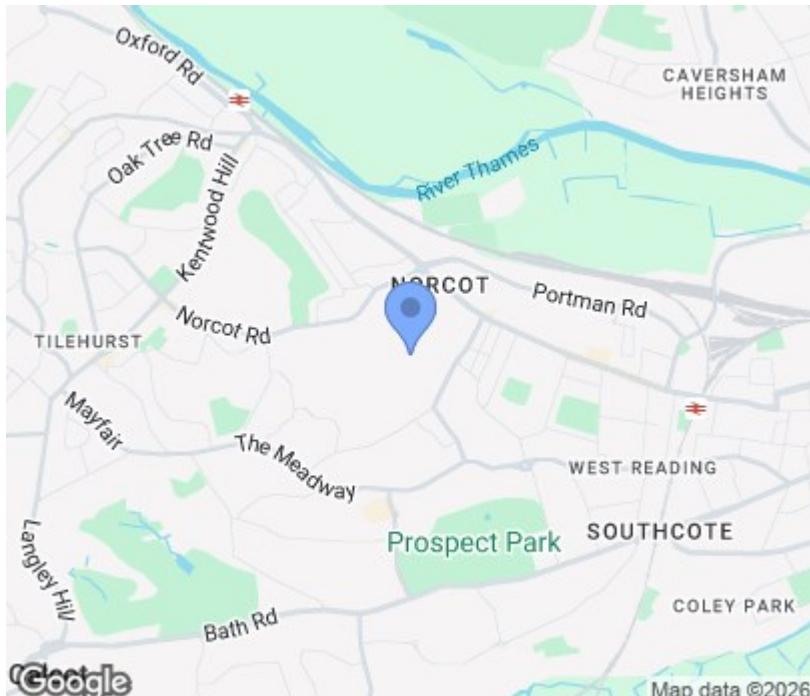
Approximate Gross Internal Area 618 sq ft - 58 sq m

Ground Floor Area 309 sq ft - 29 sq m

First Floor Area 309 sq ft - 29 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.



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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		
(11-20) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.