HASLAMS Sales

Amity Road

£290,000

Reading, RG1 3LN

2 1 1 D

This thoughtfully extended two-bedroom house has been reworked to create a light and open interior, with a layout that sets it apart from its neighbours. The main living space opens across the rear of the house, where a full-width extension has created a generous open-plan kitchen and living area. A large rooflight draws natural light deep into the room, adding to its bright and airy character. At the front of the house is a separate clearly defined space, presently arranged as a home office but equally suited to use as a dining room. A modern bathroom and separate utility area complete the ground floor. Upstairs are two bedrooms and a separate WC. The house is offered with no onward chain, allowing for a potentially straightforward move.

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

sales@haslams.net
0118 960 1000

- Two bedroom terrace home
- Full width kitchen extension
- Upstairs toilet & downstairs bathroom
- Boarded loft with skylight window
- A light and airy home well presented throughout
- No onward chain

Council tax band B

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 "permit charges"

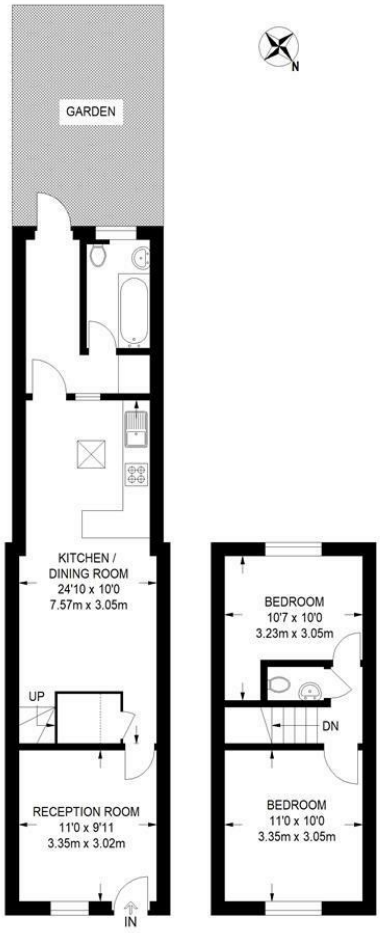
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

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”

Loft room
The loft has been boarded and benefits from the addition of a skylight. Accessed via a loft hatch, the space provides useful storage and could also be used as a hobby room or, subject to the necessary approvals, converted to provide additional habitable accommodation.

Floorplan



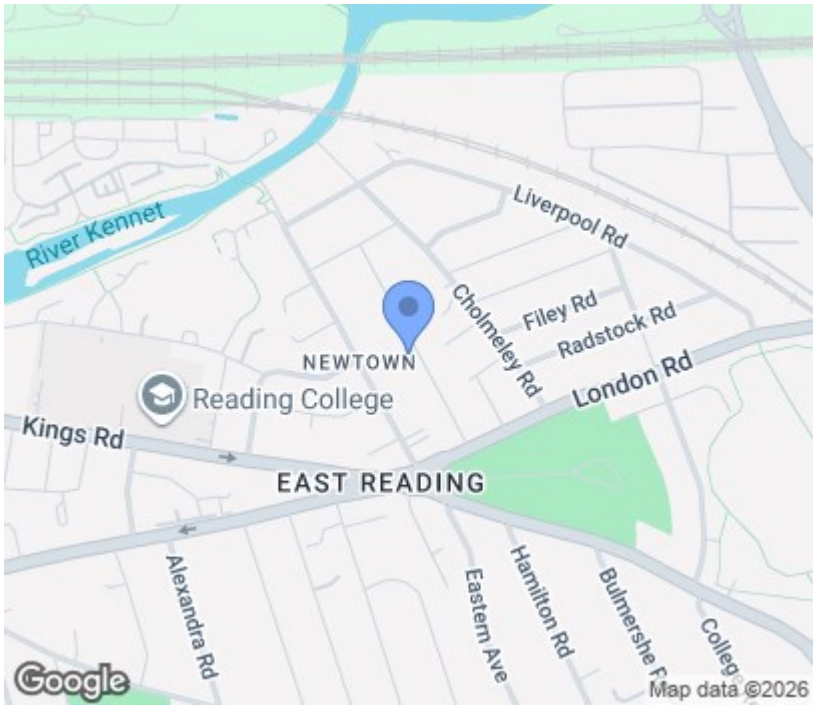
GROUND FLOOR
462 SQ FT / 42.9 SQ M

FIRST FLOOR
251 SQ FT / 23.3 SQ M

= REDUCED HEADROOM BELOW 1.5 m / 5'0

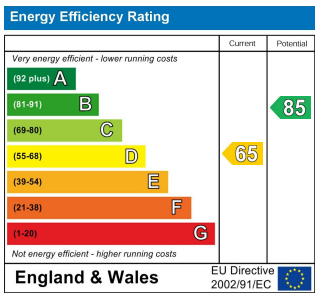
APPROXIMATE GROSS INTERNAL AREA
713 SQ FT / 66.2 SQ M

This plan has been drawn for illustrative and identification purposes only.



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

sales@haslams.net
0118 960 1000



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.