



This charming Victorian cottage style terraced home is beautifully presented and has been significantly, but sympathetically, improved over the years to provide deceptively sized accommodation. The improvements include a stunning bonus loft area which is accessed via a staircase and has heating and two large *Velux* windows with eves storage areas.

Other unique features include the full en-suite bathroom to the double master bedroom with the second double bedroom also having a very convenient shower cubicle for private use. There are attractive *café* style shutters in both bedrooms and the living room.

On the ground floor the property enjoys a cosey living room with is complete with an open fire place and exposed floor boards. The dining room leads to the farmhouse style kitchen which in turn leads to the utility area and downstairs WC.

The secluded 30ft rear garden is well stocked with a mature range of flowers and shrubs to offer plenty of privacy.

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



- Two double bedrooms with a full en-suite to the master
- Bedroom two has a private shower cubicle
- Stunning bonus loft area access via a staircase from bedroom two
- Two separate reception rooms
- Farmhouse style kitchen with utility room
- Downstairs cloakroom





Council tax band C

Council- Reading

Additional information:

Parking

There is on street parking on a 1st come, 1st served basis

Part B

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)

Superfast - Fibre to the cabinet (FTTC)

Standard - 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"

Part C

Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

The property has a bonus loft area but this area has never had Building Regs or Planning Consent

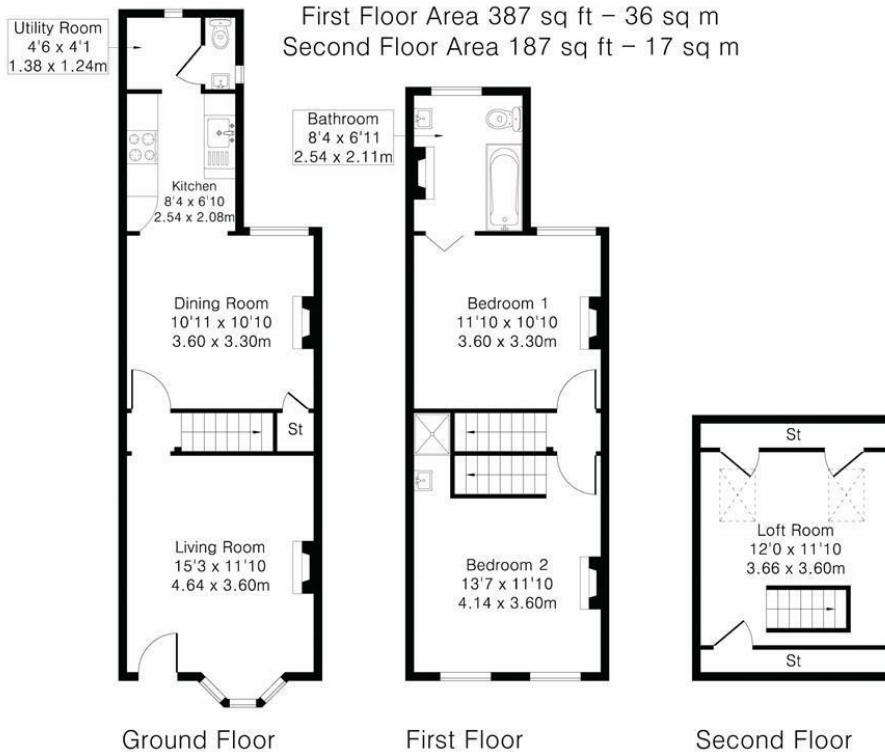
Floorplan

Approximate Gross Internal Area 1001 sq ft - 93 sq m

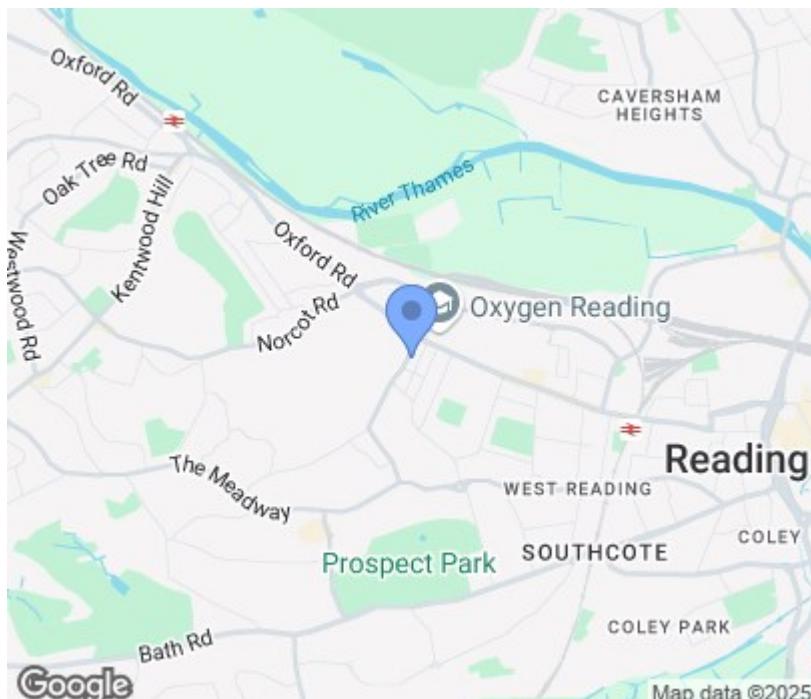
Ground Floor Area 427 sq ft - 40 sq m

First Floor Area 387 sq ft - 36 sq m

Second Floor Area 187 sq ft - 17 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		78
(69-80) C		
(55-68) D		58
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.