

The Square

£425,000

HASLAMS
Sales

Spencers Wood, Reading, RG7 1BS



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An opportunity to acquire a pretty Victorian semi-detached cottage in a sought after village address. The property offers the potential for extension and or development, subject to planning. The 2 bedroom property benefits from 2 reception rooms and off-road parking and stands on a total plot of 0.31 acre. The gardens incorporates an area of garden which is untended but allows an opportunity for a purchaser to design their own garden. The property is ideally positioned for village amenities and is convenient for business parks, M4 access as well as the villages of Beech Hill, Swallowfield and Shinfield. The property is being sold with no onward chain.

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

sales@haslams.net
0118 960 1000



- 2 Bedrooms
- Living room with wood burner & exposed floorboards
- Dining room with exposed floorboards
- Kitchen with utility/larder
- 1st floor bathroom; 180' garden
- No onward chain





Council tax band D

Council Wokingham

Garden

The garden extends to the side and rear of the house and measures approximately 180' x 55' with a picket-post fence and gate leading to an area of lawn with brick store and a useful shed. There is gated access to the intended area of garden and the purchaser would be required to fence the dividing boundary with 27 The Square in accordance with the title plan.

Parking

The property has off-road parking with a gravel driveway.

Additional information (Part B)

Property construction – Standard form

The property has a single skin wall on the rear addition and purchasers should make enquiries with their mortgage lender that this meets their criteria.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

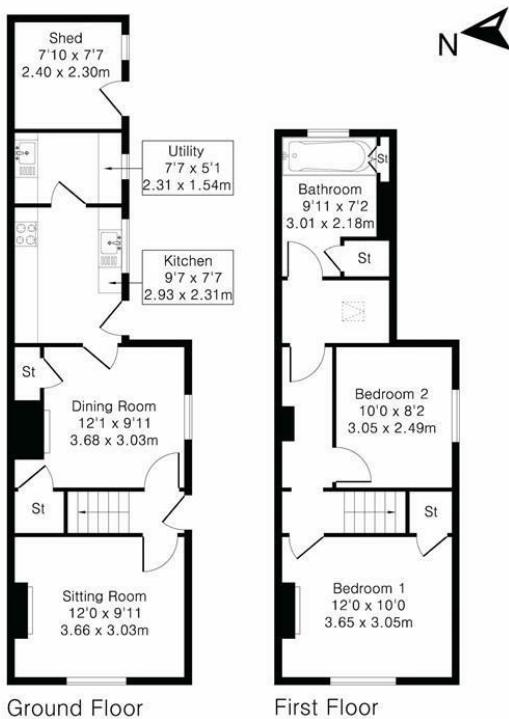
Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

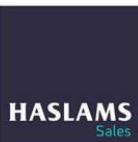
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 848 sq ft – 79 sq m
 Ground Floor Area 455 sq ft – 42 sq m
 First Floor Area 393 sq ft – 37 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
(92 plus) A		89
(81-91) B		
(69-80) C		54
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.