



This bay-fronted inner terrace home is located on a popular residential address opposite St Mark's church and close to a local park. Upstairs, there are 3 bedrooms, 2 are interconnected and on the ground floor there are 2 separate reception rooms with a fitted kitchen and bathroom. The property has retained a number of fireplaces and is conveniently positioned for local amenities and transport links and is being sold with no onward chain.

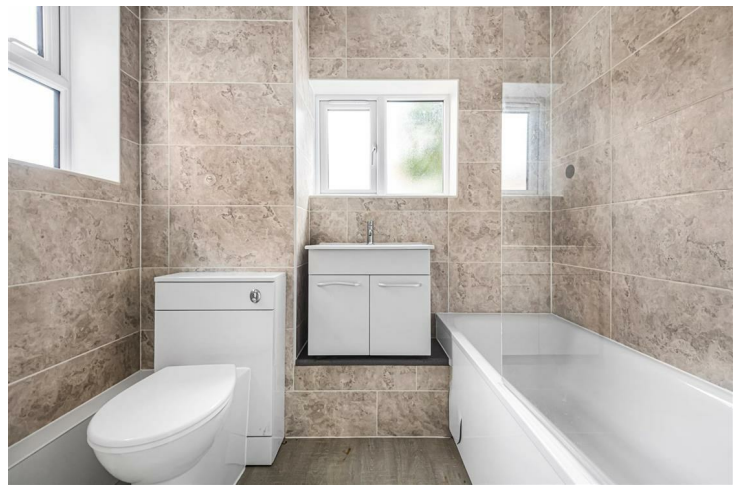
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- 3 Bedrooms, 2 interconnected
- Two separate reception rooms each with fireplaces
- Fitted kitchen with oven & hob
- Ground floor bathroom with shower
- Central heating: Double-glazed
- No onward chain





Further details

Garden

The garden is paved and in need of attention.

Parking

On-street parking requires residents and visitors permits which are issued upon application to Reading Borough Council, permits costs £46 for the 1st permit and £173 for the 2nd permit. Households can apply for 2 free books of 20 visitor permits (in a 12 month period) and 5 charged books of visitor permits, £25 per book; proof of residency is required.

<https://www.reading.gov.uk/vehicles-roads-and-transport/parking-permits/>

Additional Information

Local authority: Reading

Council tax band: C

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas

Broadband connection (information obtained from Ofcom): Ultrafast available

Mobile phone coverage - The vendor is not aware of any specific restricted mobile phone coverage

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

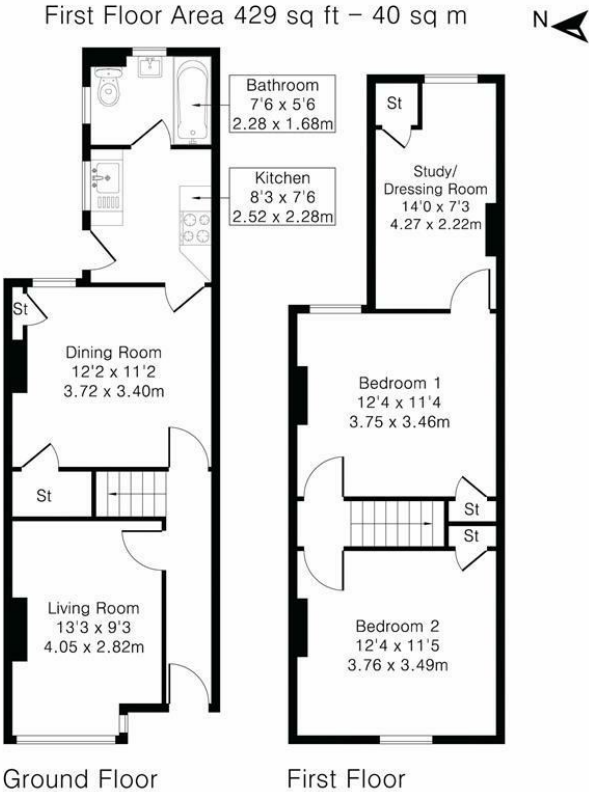
<https://checker.ofcom.org.uk/>

Japanese Knotweed

Was identified along the shared border of 117 Cranbury Road and a manual excavation against the boundary shared with 117 Cranbury Road has been carried out in 2022. The treatment included a vertical root barrier along the boundary and there is a 10 year guarantee in place with Environet.

Floorplan

Approximate Gross Internal Area 868 sq ft – 81 sq m
Ground Floor Area 439 sq ft – 41 sq m
First Floor Area 429 sq ft – 40 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		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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.