

Rainbow Cottage

Bath Road , Reading, RG31 7QJ

Asking Price
£350,000



This charming semi-detached cottage is ideally located within a mile or so of junction 12 of the M4 about 4 miles west of Reading town centre and only a short distance from delightful countryside and riverside walks. As you would expect from a property that's believed to date from the 18th century there are some interesting, attractive and quirky features which the discerning buyer will no doubt appreciate.

The property comprises two reception rooms, a modern kitchen, ground floor bathroom, utility room, landing with three bedrooms upstairs.

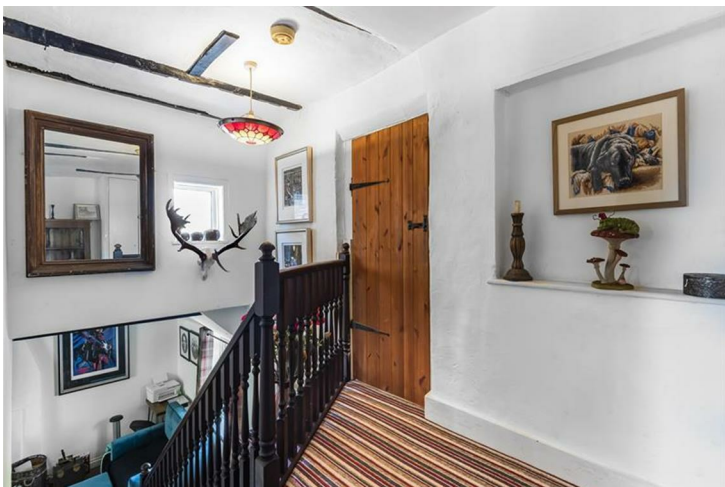
There is non-allocated on road parking to the front of the property on the A4 Bath Road and there is a secluded and established rear garden albeit the garden is to be found down a small pathway and is detached from the property.

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



- 18th Century Cottage
- Three bedroom semi-detached
- Two reception rooms
- Modern kitchen
- Ground floor bathroom
- Detached rear garden





Additional information:

Parking
There is non-allocated on road parking to the front of the property on the A4 Bath Road.

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)

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"

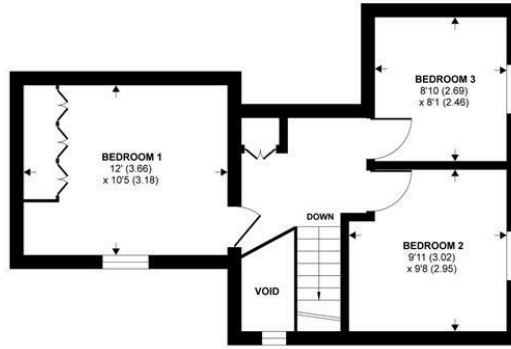
Flooding

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".

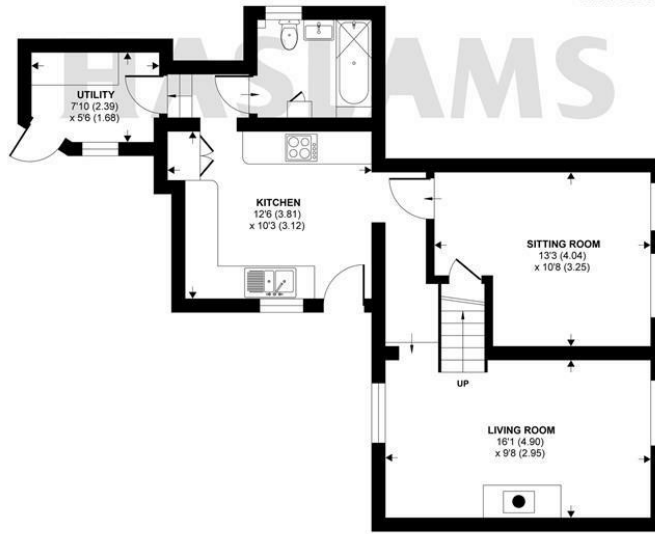
Bath Road, Calcot, Reading, RG31

Approximate Area = 962 sq ft / 89 sq m (excludes void)

For identification only - Not to scale



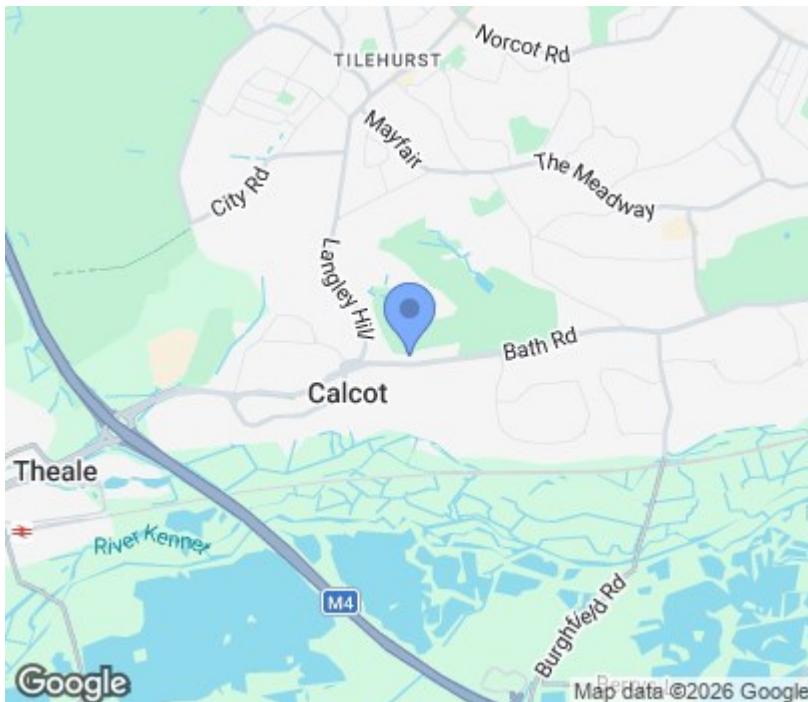
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Haslams. REF: 746305



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.