

**HASLAM'S**  
.net



15, Manchester Road, Reading, RG1 3QE

£350,000



Situated in the Newtown area and within easy reach of public transport links to the town center, Palmer Park Leisure Centre, and Thames Valley Business Park. This well-presented property has been modernised and reconfigured now offering 2 reception rooms, a refitted galley kitchen which is well equipped, and a cloakroom. On the first floor, there are 2 double bedrooms and a fully tiled bathroom with a separate shower. To the rear of the property is a westerly facing garden with a patio.



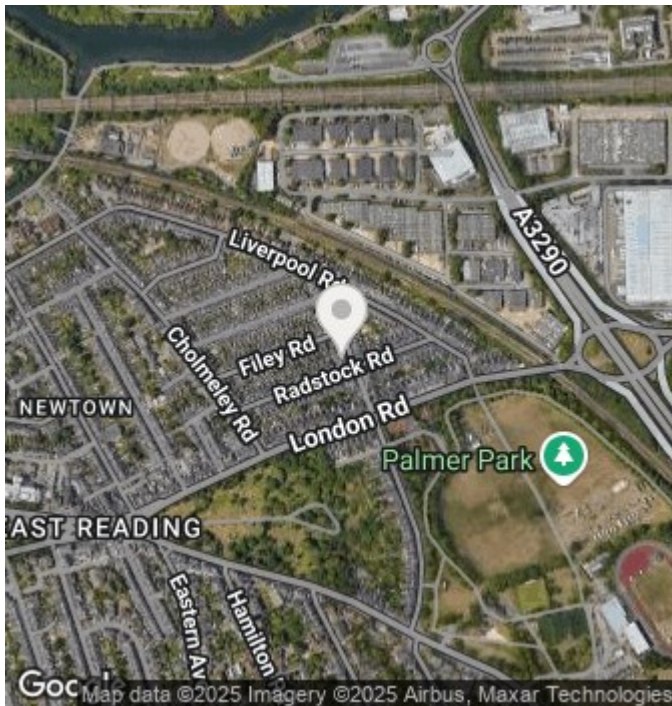




- Bay fronted terrace
- 1st Floor bathroom
- 2 Reception rooms
- Re fitted kitchen
- Cloakroom
- Westerley facing garden



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](http://reading.gov.uk) "permit charges"

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 website "Broadband and mobile coverage checker"

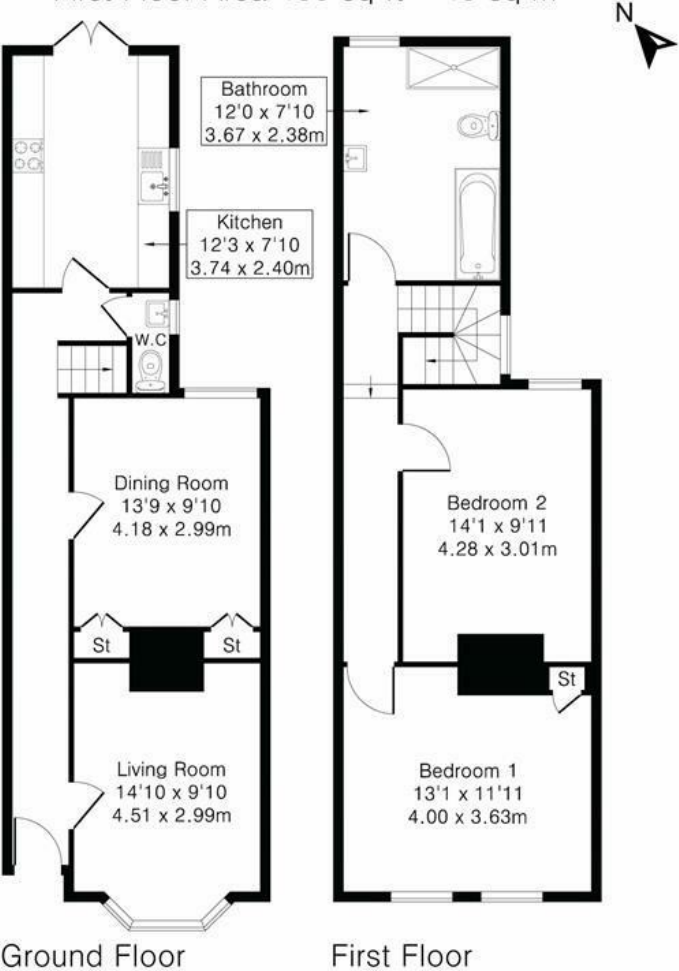




Approximate Gross Internal Area 970 sq ft - 90 sq m


Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 486 sq ft – 45 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.