



Haslams are delighted to offer to the market this semi-detached property situated in Caversham centre offering easy access to an abundance of amenities including Waitrose, restaurants, bars, and greenspace with riverside walks.

The property comprises an open open-plan living area with access to the rear, a modern kitchen with integrated appliances, and a bathroom. To the rear of the property is a southerly-facing garden with a patio leading to a lawn.

This property is being sold with no onward chain complications.

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

sales@haslams.net
0118 960 1000



- Semi-Detached property
- 2 Bedrooms
- Open plan living area
- Off road parking
- Southerly facing garden
- Easy access to Caversham centre





Council tax band B

Council- Reading

Additional information:

Parking

The property has off-road parking for a vehicle

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

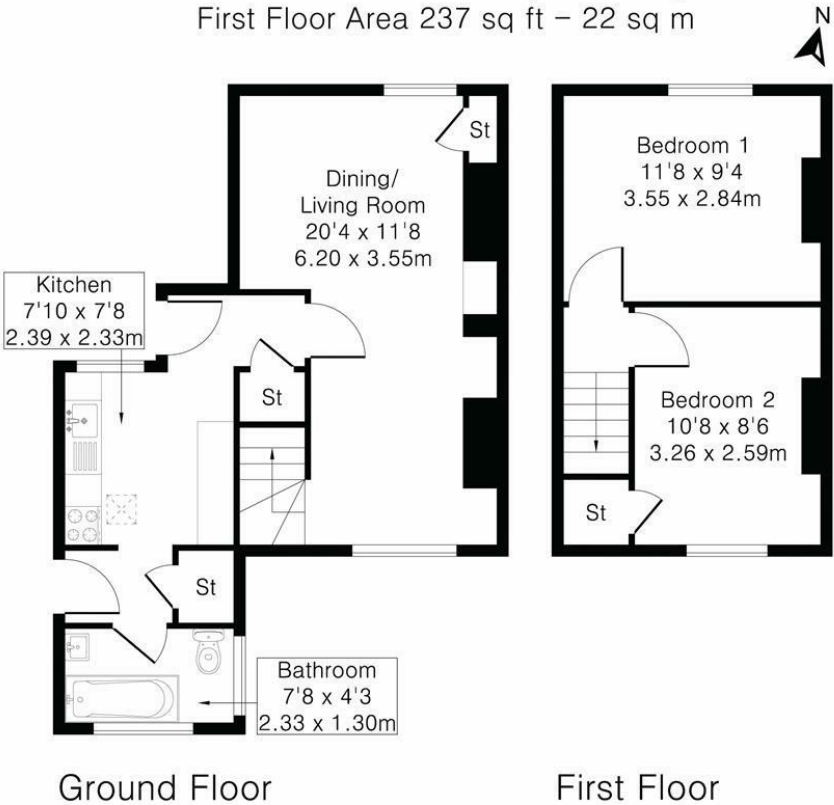
Ultrafast – Fibre to the premises (FTTP)

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"

Floorplan

Approximate Gross Internal Area 609 sq ft - 57 sq m
Ground Floor Area 372 sq ft – 35 sq m
First Floor Area 237 sq ft – 22 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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.