

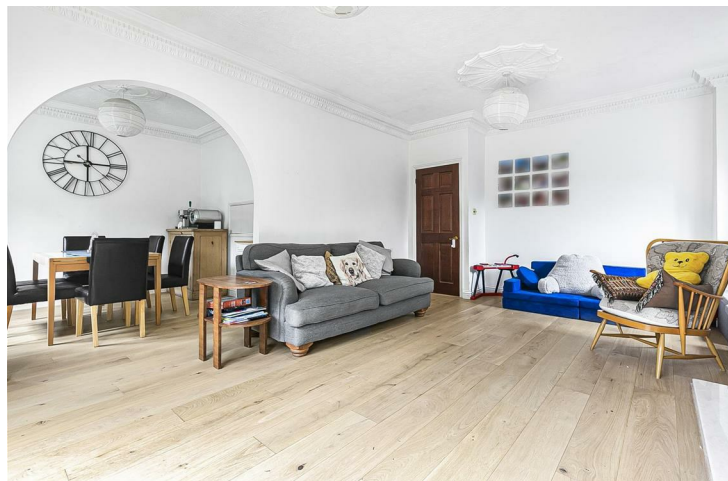


A modern four-bedroom detached home that offers excellent and spacious accommodation over two floors. The house is located to the west of Reading town centre but is close enough to walk to the town and mainline train station, as well as being a short walk from Reading West train station. The house has a traditional layout, is heated by gas central heating and has double-glazed windows. There is garaging and off-road parking, plus a west-facing garden.

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

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- One-off four bedroom detached
- Two reception rooms
- Cloakroom and fitted kitchen
- Walk to town and trains
- Gas heating & double-glazed
- Spacious rooms







Council tax band F

Council- Reading

### Parking

Garaging and off-road parking

### Garden

Westerly facing garden mainly lawned and enclosed.

### Additional information:

Part B

Property construction – Standard form

### Services:

Gas – mains Yes

Water – mains Yes

Drainage – mains Yes

Electricity – mains Yes

Heating – Gas central heating Yes

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Superfast – Fibre to the cabinet (FTTC)

Standard – ADSL/copper wire

### 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"

### Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

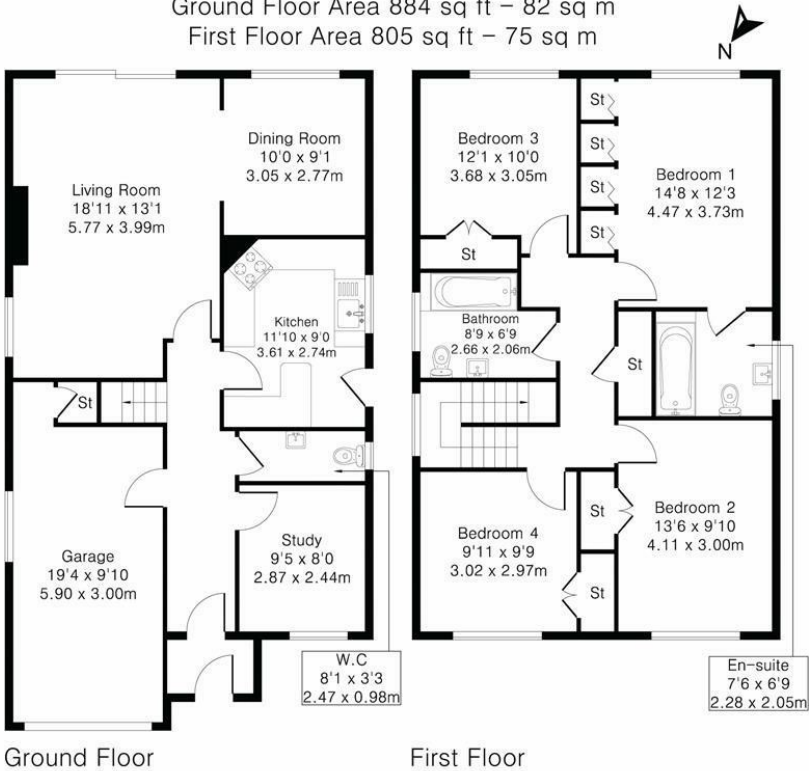
It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

### 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".

Floorplan

Approximate Gross Internal Area 1689 sq ft - 157 sq m  
(Including Garage)  
Ground Floor Area 884 sq ft – 82 sq m  
First Floor Area 805 sq ft – 75 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		
(81-91) B		
(69-80) C		
(55-68) D	69	80
(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.