

Brixham Road

£370,000

HASLAM'S
Sales

Reading, RG2 7RB



Situated South of Reading town centre offering easy access to M4 junction 11, Green Park station, and several amenities including shops and South Reading leisure centre. This extended semi detached is positioned on a corner plot comprising a living room/bedroom kitchen dining room, cloakroom, and on the first floor 2 bedrooms and family bathroom. To the exterior of the property is a wrap-around garden and off-road parking.

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

sales@haslams.net
0118 960 1000



- Corner plot
- Extended semi detached
- Cloakroom
- Westerly aspect
- Easy access to M4 junction 11
- Off road parking





Council tax band C

Council- Reading

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

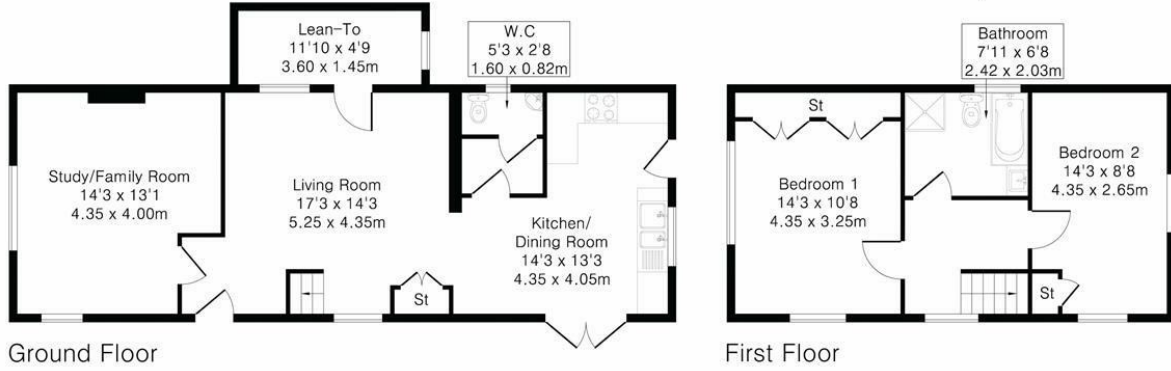
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

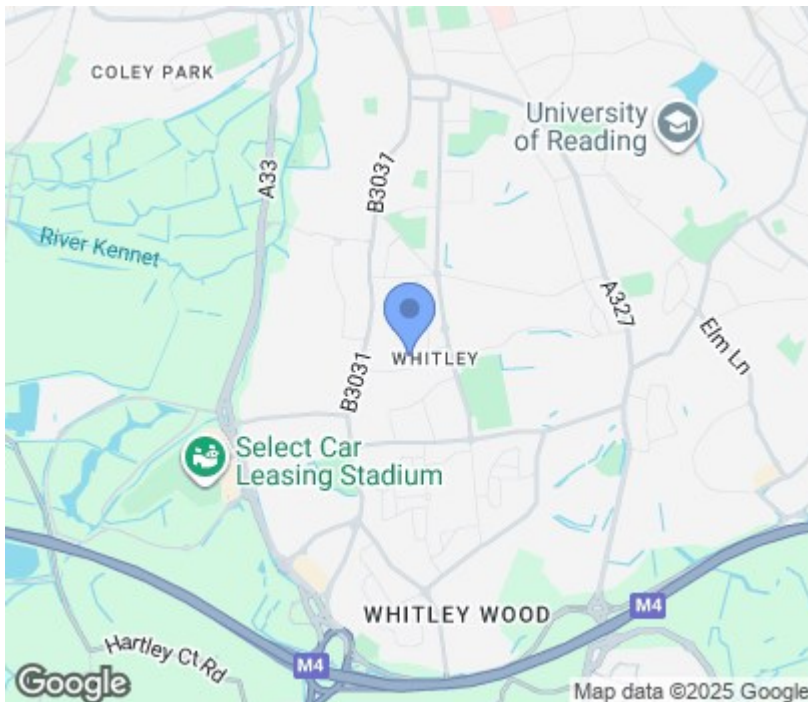
Approximate Gross Internal Area 1058 sq ft - 98 sq m

Ground Floor Area 661 sq ft – 61 sq m

First Floor Area 397 sq ft – 37 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		71	83
(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.