Cirrus Drive

£475,000

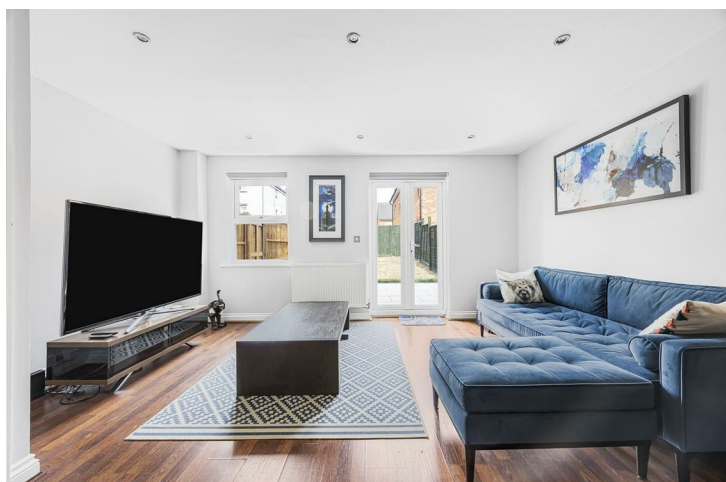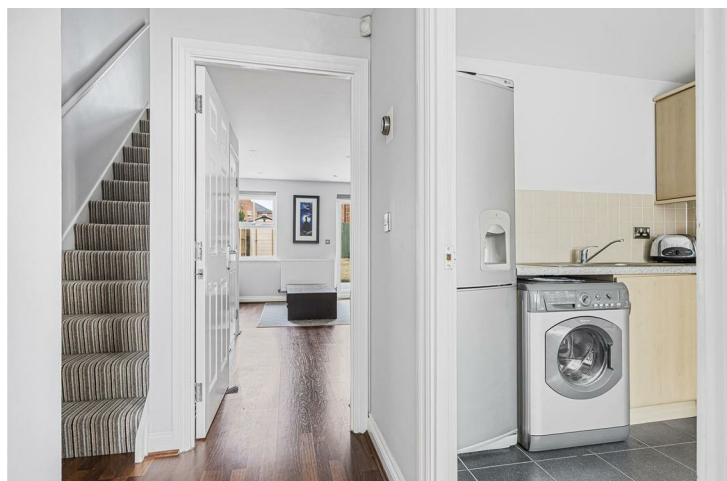## Reading, RG2 9FL

🛏 4   🛁 2   🛋 1   ☰ C

This well-presented three-storey end town house is located on the popular Shinfield Park development and is offered for sale with no onward chain. The well-planned home incorporates a lounge-dining room with double doors overlooking the private garden with a kitchen-breakfast room that is well-equipped with appliances and a bay window. There are 3 bedrooms on the first floor with a family bathroom while on the top floor is a sizeable principle bedroom with ensuite. The property benefits from an allocated parking space and the location is ideal for local business parks, bus routes to the town centre and easy access to the M4.

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

sales@haslams.net
0118 960 1000

- Three-storey end townhouse
- 4 bedrooms, principle with dressing area and en suite shower
- Lounge-diner with double doors to garden
- Kitchen-breakfast room
- Allocated parking
- No onward chain

Council tax band E
Council– WBC

Garden
A paved patio abuts a lawned garden with a useful storage shed and there is pedestrian side gate access.

Additional information:
Parking
The property has an allocated parking space.

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"

Probate
The sale of the property is subject to the executors obtaining the Grant of Probate, the application was submitted in August 2025.

Additional information:
Parking
There is no parking available at the property

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

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 "permit charges"

Lease information.
Years remaining:
Service charge:
Ground rent:
Ground rent review period: Every ## years, in line with RPI, next review ##

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating – Gas central heating

Septic tank - We understand the septic tank will not be compliant with the new General Binding Rules, prospective purchasers will need to check their obligations prior to submitting an offer, information is available on the gov.uk website "Septic tanks and sewage treatment plants"

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)
Superfast – Fibre to the cabinet (FTTC)
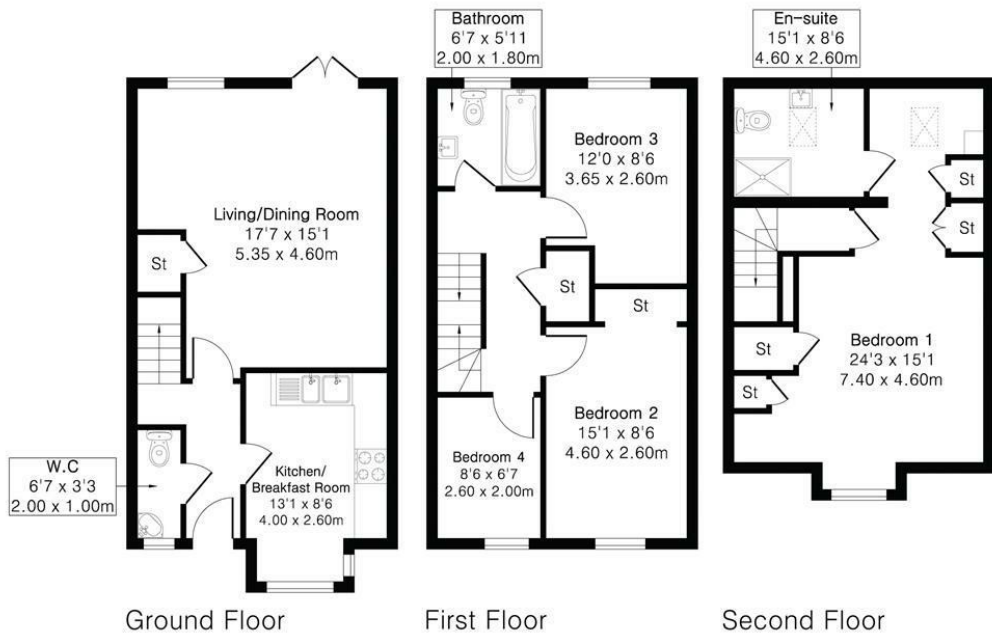Standard - ADSL/copper wire

Mobile phone coverage

Approximate Gross Internal Area 1185 sq ft - 109 sq m
Ground Floor Area 425 sq ft – 39 sq m
First Floor Area 411 sq ft – 38 sq m
Second Floor Area 349 sq ft – 32 sq m

Bathroom
6'7 x 5'11
2.00 x 1.80m

En-suite
15'1 x 8'6
4.60 x 2.60m

Living/Dining Room
17'7 x 15'1
5.35 x 4.60m

St

Bedroom 3
12'0 x 8'6
3.65 x 2.60m

St

St

St

St

Bedroom 1
24'3 x 15'1
7.40 x 4.60m

St

St

W.C
6'7 x 3'3
2.00 x 1.00m

Kitchen/
Breakfast Room
13'1 x 8'6
4.00 x 2.60m

Bedroom 4
8'6 x 6'7
2.60 x 2.00m

Bedroom 2
15'1 x 8'6
4.60 x 2.60m

Ground Floor

First Floor

Second Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

HASLAMS
Sales

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(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.

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