

Queens Road

£275,000

HASLAMS
Sales

Reading, RG1 4DG



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A central Reading mid-terrace property which would make an excellent first home or investment purchase. The house comprises 2 reception rooms, kitchen, and bathroom on the ground floor and 2 bedrooms to the first floor. Heated by gas central heating to radiators and benefits from double-glazing. There is a southerly facing rear garden. A short walk to the town centre and Reading Train Station, this home would be a no chain purchase.

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

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- Close to town
- No chain
- Ideal first home/investment
- Southerly facing garden





Council tax band B

Council Reading

Garden

A modest rear garden enclosed by wooden fencing and with a southerly facing aspect.

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 "permit charges"

Part B

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"

Part C

The property is located in a conservation area

Floorplan

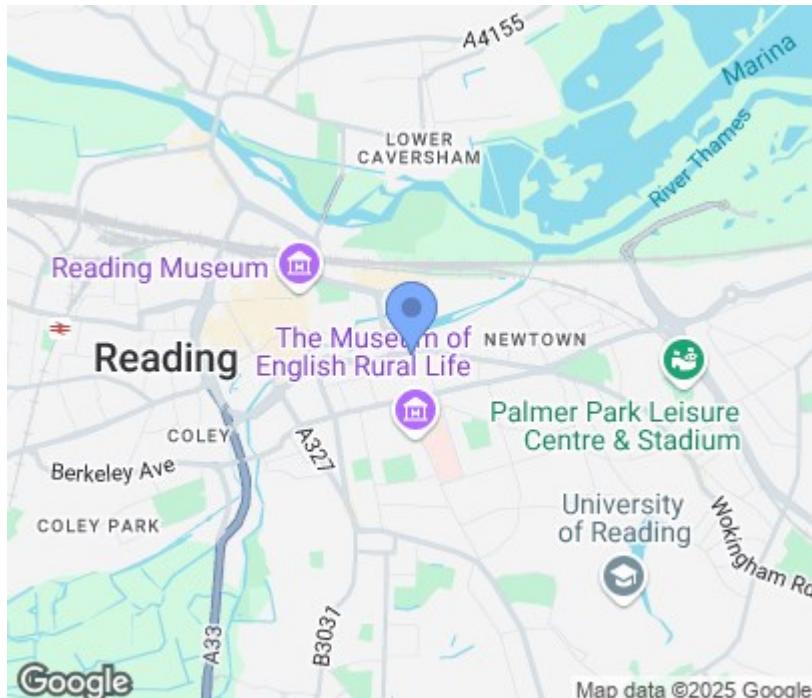
Approximate Gross Internal Area 624 sq ft – 58 sq m

Ground Floor Area 361 sq ft – 34 sq m

First Floor Area 263 sq ft – 24 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
(92 plus) A		87
(81-91) B		62
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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