



This period townhouse is situated in a central location on the outskirts of the town centre providing easy access to local amenities such as Reading mainline station and River Kennet walks.

The property comprises 2 reception rooms, a 13ft galley kitchen, 3 bedrooms, a first-floor bathroom, and to the rear a privately enclosed patio garden. There is also the added benefit of no onward chain complications.

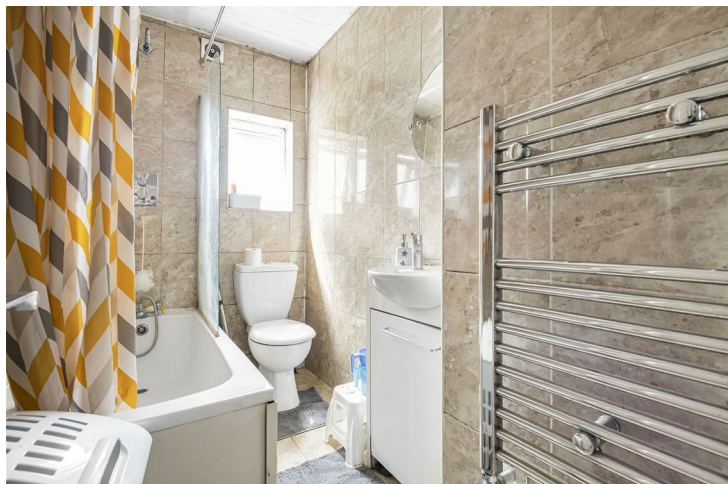
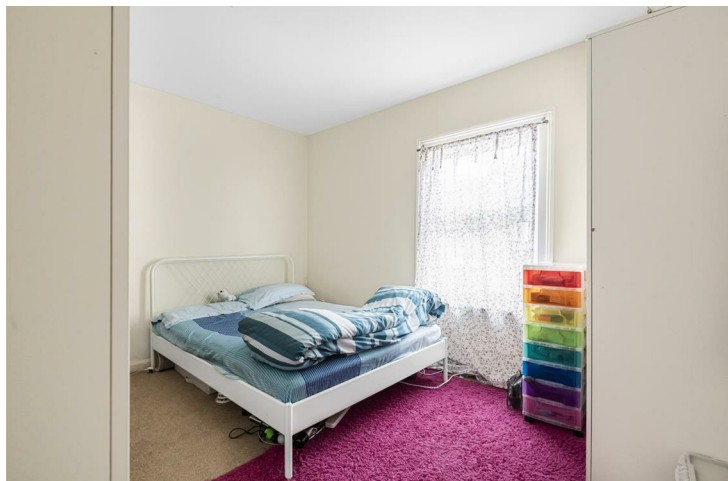
Interested? Please contact our sales team to find out more, or to book a viewing.

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- 3 bedrooms
- 2 reception rooms
- 1st floor bathroom
- 12ft kitchen
- Central location
- No onward chain





Council tax band C

Council- Reading

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"

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 830 sq ft – 77 sq m
Ground Floor Area 388 sq ft – 36 sq m
First Floor Area 299 sq ft – 28 sq m
Second Floor Area 143 sq ft – 13 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.