



Offered to the market with no onward chain, this extended semi-detached residence is situated to the west of Reading town centre, providing convenient access to public transport services, local eateries, and supermarkets.

The ground floor comprises a well-proportioned living room, which leads to the kitchen, dining room, and an accompanying conservatory that provides additional functional space. The first floor offers three bedrooms and a family bathroom

Externally, the property benefits from a west-facing rear garden, featuring a patio area with lawn.

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



- No onward chain
- Extended semi detached
- 3 bedrooms
- 16ft kitchen
- 16ft living room
- Easy access to local amenities





Council tax band C

Council- RBC

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](http://reading.gov.uk) "permit charges"

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Standard - ADSL/copper wire

Mobile phone coverage

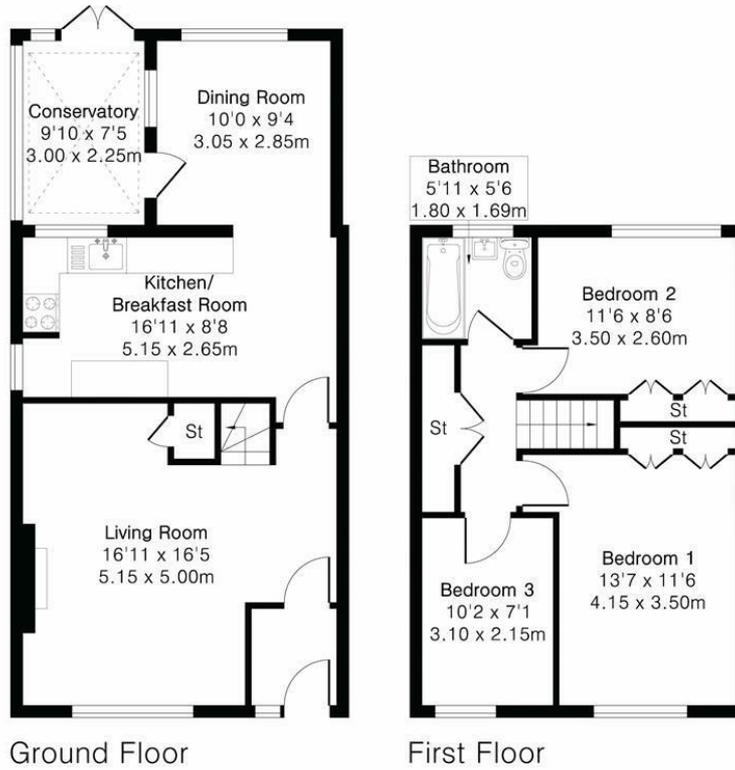
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

# Floorplan

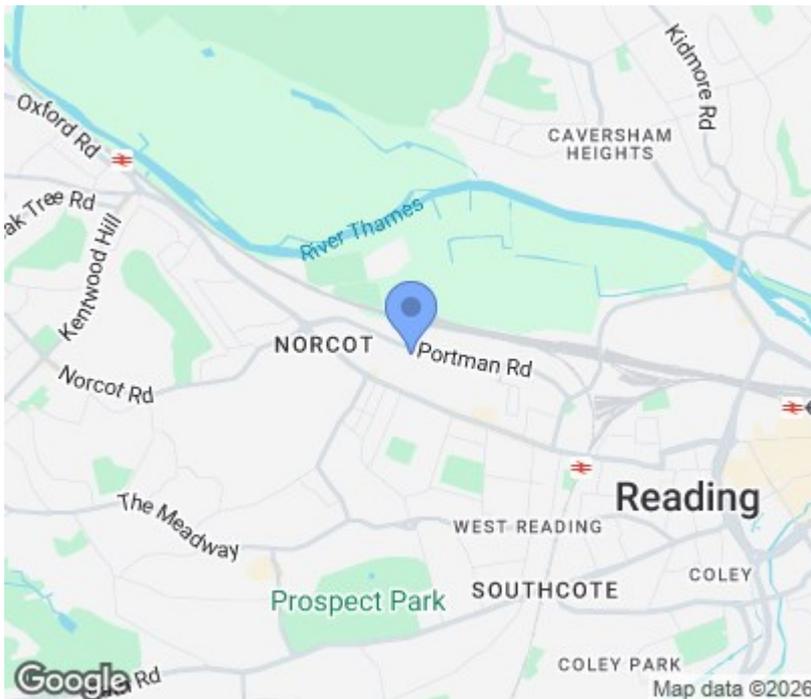
**Approximate Gross Internal Area 1036 sq ft - 96 sq m**

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 430 sq ft – 40 sq m



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.