

HASLAM'S
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33, Alpine Street, Reading, RG1 2PY

£410,000

Offered to the market on the outskirts of Reading town centre is this period townhouse which has been modernised and extended. Alpine Street is within reach of local amenities, River Kennet walks, and public transport links.

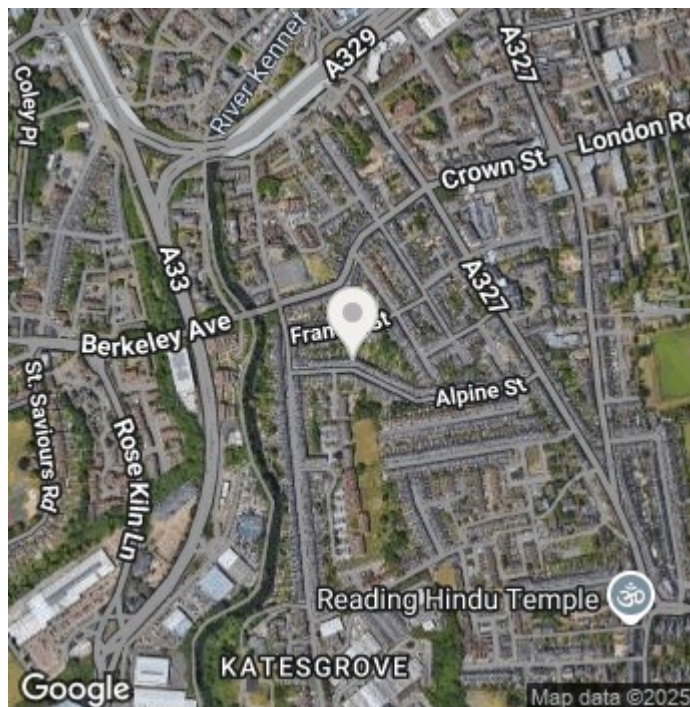
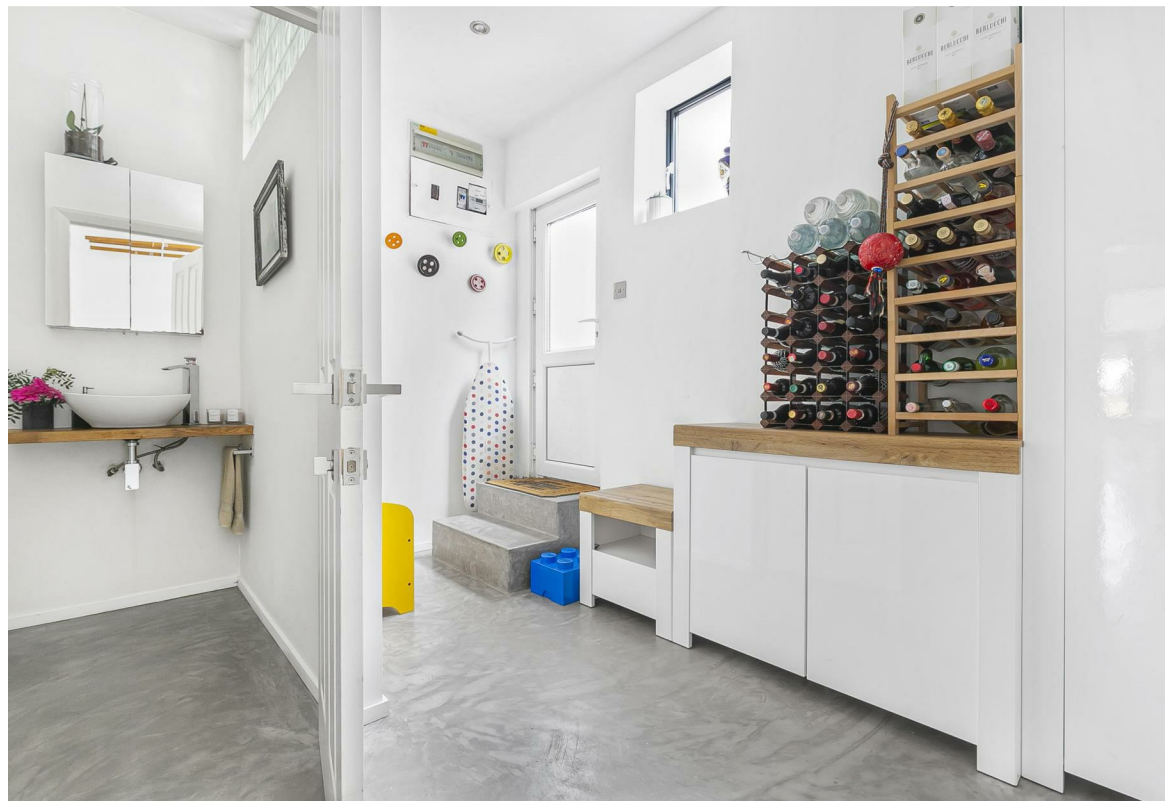
The property offers versatile living over 4 floors with a series of independent rooms as well as boasting 2 shower rooms , a utility room, and a refitted kitchen that leads to the dining room. To the rear of the property is a privately enclosed garden with decking leading to a lawn.



- Extended town house
- Well presented throughout
- Easy access to Reading town centre
- 2 shower rooms
- Utility room
- Versatile accommodation



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"



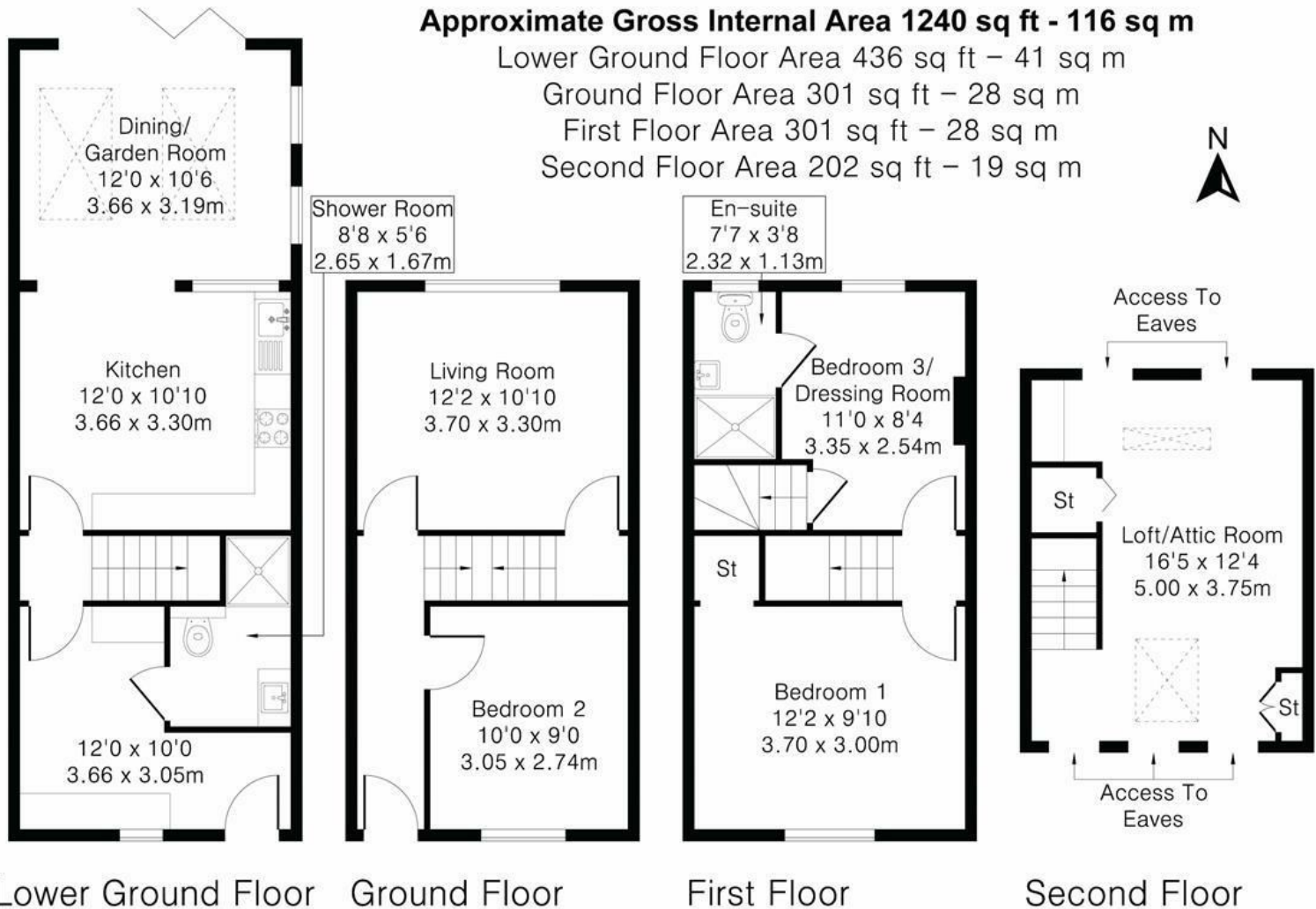
Approximate Gross Internal Area 1240 sq ft - 116 sq m

Lower Ground Floor Area 436 sq ft – 41 sq m

Ground Floor Area 301 sq ft – 28 sq m

First Floor Area 301 sq ft – 28 sq m

Second Floor Area 202 sq ft – 19 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	76	
(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.