



Located in the ever-popular Calcot area, this generously proportioned townhouse offers excellent access to Reading town centre, Junction 12 of the M4, and a variety of nearby retail parks.

The property features a bright and spacious 19ft living room, which flows into a 19ft kitchen/dining room well-equipped with ample storage and direct access to the privately enclosed rear garden, complete with a patio area leading onto a lawn, ideal for outdoor entertaining.

The ground floor also benefits from a convenient cloakroom. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

To the front, the property offers off-road parking for multiple vehicles and access to a garage.

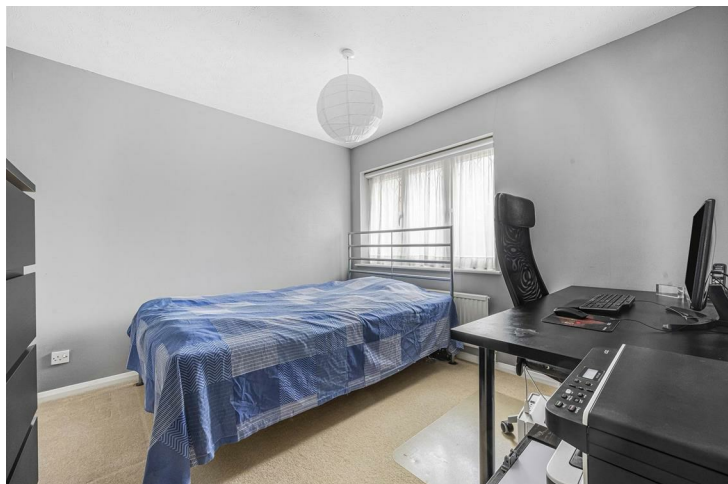
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 3 Bedrooms
- 19ft Living room
- 19ft Kitchen dining room
- Cloakroom
- 16ft Garage
- Off road parking





Council tax band D

Council- WBC

Additional information:

Parking

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

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

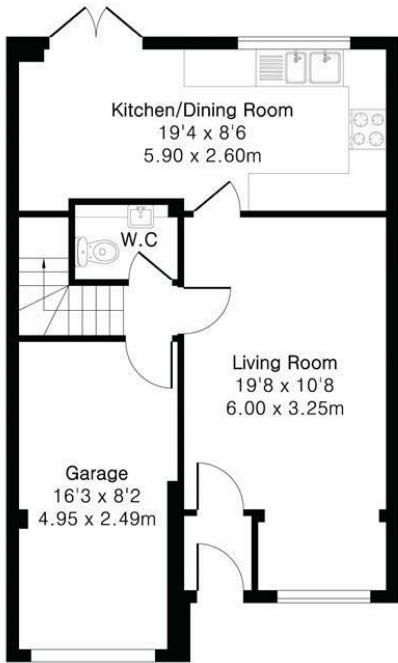
Mobile phone coverage

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"

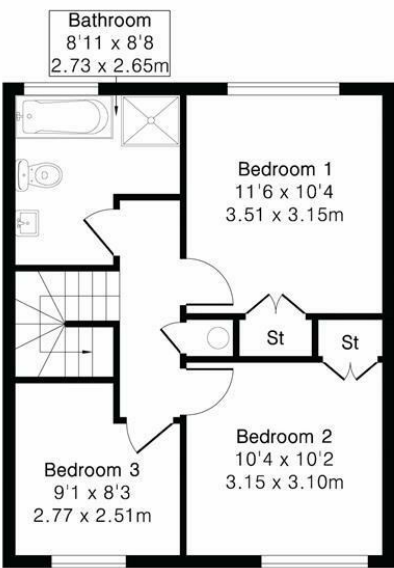
Floorplan

Approximate Gross Internal Area 1049 sq ft - 98 sq m
(Including Garage)

Ground Floor Area 579 sq ft – 54 sq m
First Floor Area 470 sq ft – 44 sq m



Ground Floor

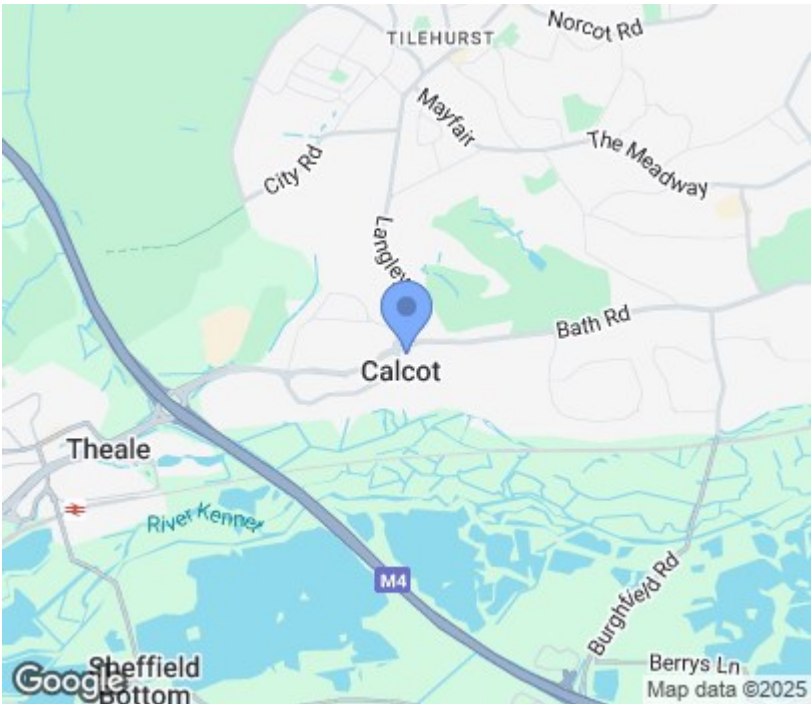


First Floor



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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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	80
(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.