



Situated west of Reading town centre in the popular suburb of Coley is this extended semi-detached property. Coley benefits from several amenities including public transport links, recreation grounds and a retail park. The property comprises open plan living space leading to a kitchen, 3 sizeable bedrooms, and a family bathroom. To the rear of the property is a privately enclosed garden and annex with a shower and reception room. This property is being sold with no onward chain complications.

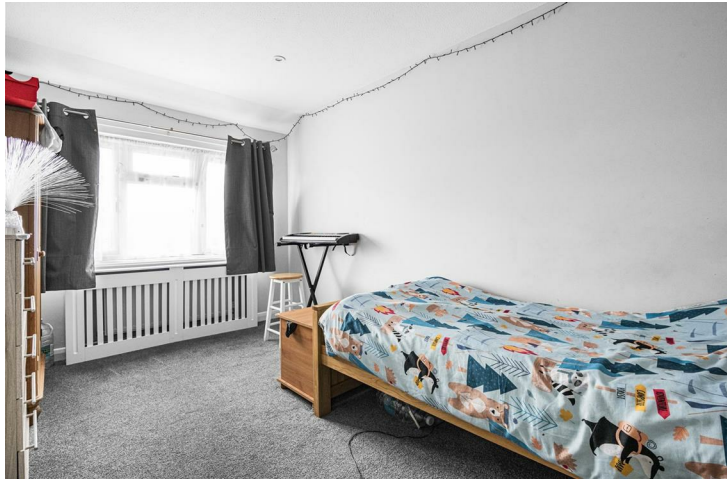
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Extend semi detached
- 3 Bedrooms
- 2 Reception rooms
- Annex with shower to rear
- Off road parking
- No onward chain





Council tax band D

Council- Reading

Additional information:

Parking

The property has a driveway with parking

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”

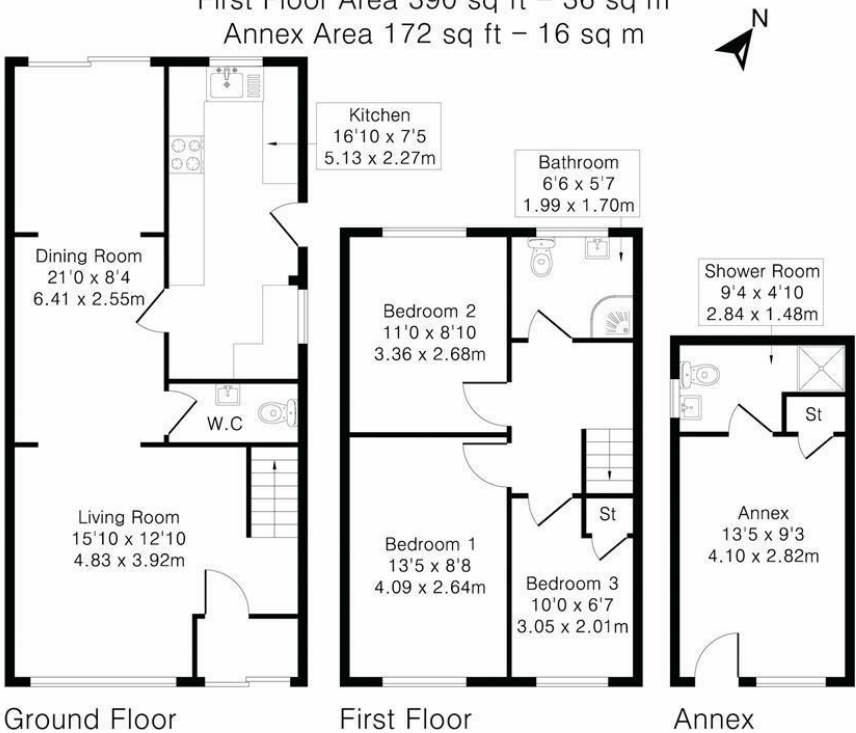
Floorplan

Approximate Gross Internal Area 1103 sq ft - 102 sq m

Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 390 sq ft – 36 sq m

Annex Area 172 sq ft – 16 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		
(81-91) B		
(69-80) C		
(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.