



For sale by Auction on 18th December at 12pm. This attractive semi-detached home which has been subject to refurbishment and upgrading to create a lovely family home. Situated in a sought-after residential setting and overlooking the local park, the property benefits from 3 bedrooms with an en suite to the principle bedroom and a family bathroom with separate shower cubicle. Downstairs, there is a dual aspect living room complimented by a bay-fronted dining room while the kitchen-breakfast room enjoys an outlook over the garden. To the front of the property a gravel driveway provides off-road parking. The area is well-served with local amenities and there are shops and local bus routes to Caversham and Reading within a short walk. The Ofsted rated 'Outstanding' Emmer Green Primary School and Highdown Secondary school with leisure centre are close by. The property is being sold with the benefit of no onward chain.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000





- FOR SALE BY AUCTION 18TH DECEMBER
- 3 Bedrooms, principle with en suite,
- Dual aspect living room; separate Dining room
- Kitchen-breakfast room; Downstairs WC
- Family Bathroom with shower cubicle
- Driveway parking; No onward chain







## Council tax band E

### Council- RBC

#### Additional information:

##### Parking

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

##### 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"

Although this cannot be confirmed, we understand that the external walls of the property are possibly of in-situ concrete construction, with the party wall formed of concrete block. The ground floor is of solid concrete construction, and the first floor is of suspended timber. Prospective purchasers are advised to make their own enquiries regarding the construction.

The sellers of this property have a personal connection with Haslams Estate Agents, as required to be disclosed under the Estate Agents Act 1979

##### Garden

The garden is laid to lawn with a paved patio and a mature silver birch provides some privacy and there is a useful timber storage shed. A pedestrian side gate provides access to the front.

##### Auction Information

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

Auction end date and time: 18th December at 12pm.

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: [www.Haslams.net](http://www.Haslams.net) and click on the 'online auction' tab  
A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

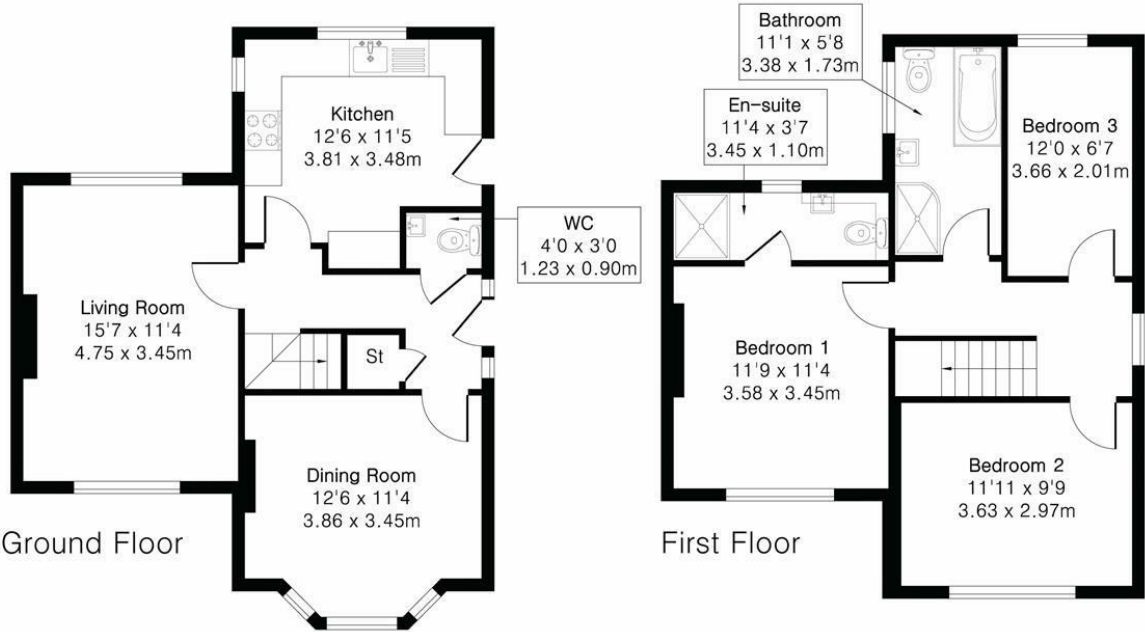
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Floorplan

Approximate Gross Internal Area 1106 sq ft - 103 sq m

Ground Floor Area 559 sq ft – 52 sq m

First Floor Area 547 sq ft – 51 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.

HASLAM'S  
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		
(55-68) D		
(39-54) E	58	71
(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.