



An inner terraced home with great potential to put your own stamp on. Situated in a popular residential setting which is conveniently located for the town centre and provides easy access to the Oracle complex and the mainline station. The house benefits from a large kitchen breakfast room separate living room, there are two double bedrooms and a pleasant private garden with areas of timber decking.

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

sales@haslams.net
0118 960 1000



- Two double bedrooms
- Sizable kitchen breakfast room
- Pleasant rear garden
- Fully Double Glazed
- No onward chain
- Walking distance to Oracle Shopping Centre





Council tax band B

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"

Part B

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)

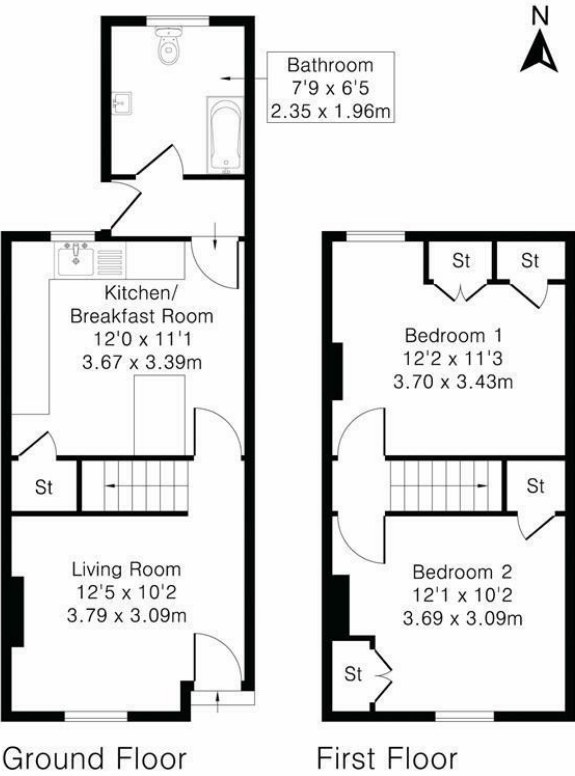
Mobile phone coverage

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"

The property is priced to reflect the need for some improvement works. The vendors have obtained reports on key areas, which are available from the agent.

Floorplan

Approximate Gross Internal Area 664 sq ft – 61 sq m
Ground Floor Area 368 sq ft – 34 sq m
First Floor Area 296 sq ft – 27 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		90
(81-91) B		
(69-80) C	69	
(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

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