



3



1



2



C

Forming part of a small select development to the south of Reading is this well-presented end-townhouse. The 3 bedroom home features an open-plan kitchen-dining room alongside a separate living room. There are 2 allocated parking spaces and the location is ideal for schools, a number of convenience stores and excellent transport links with local bus routes and M4 access nearby. The property is also offered for sale with no onward chain complications.

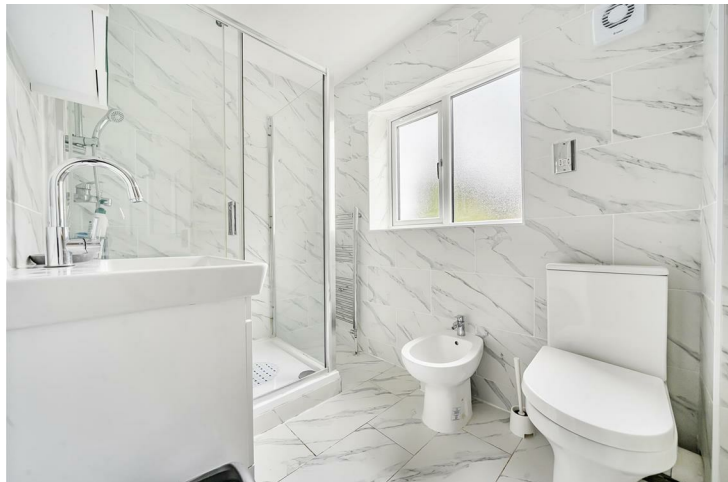
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 3 bedrooms
- Living room with bay-window
- Dining area with garden access
- Well-equipped kitchen
- Family shower room; Downstairs WC
- 2 Allocated parking spaces; No onward chain





Council tax band C

Council- RBC

Garden

The rear garden is lawned and enclosed by panel fencing with an area of paved patio and an enclosed storage area with doors at the front and rear.

Additional information:

Parking

The property has 2 allocated parking spaces adjacent to the property.

Estate Service charge: Approximately £35 per month

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

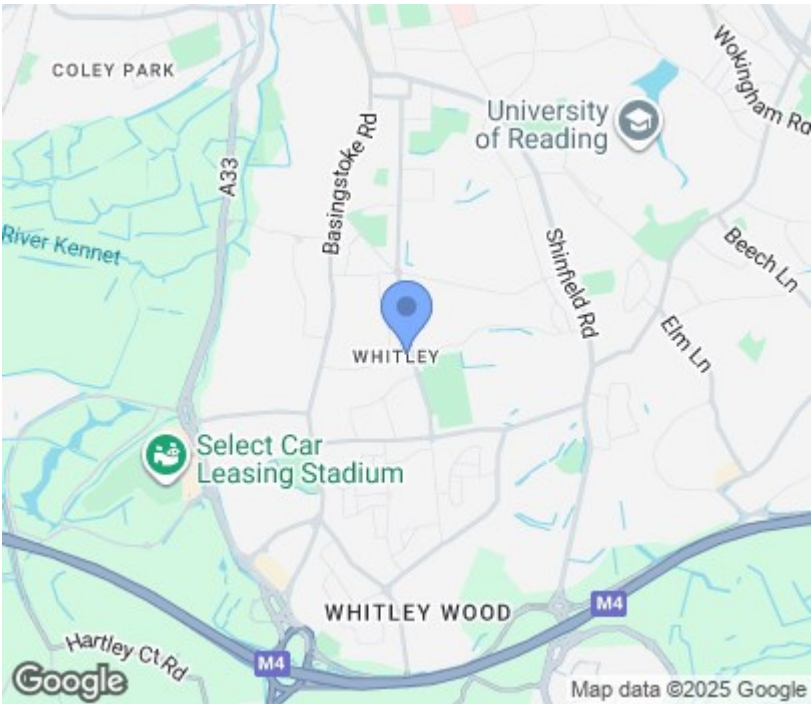
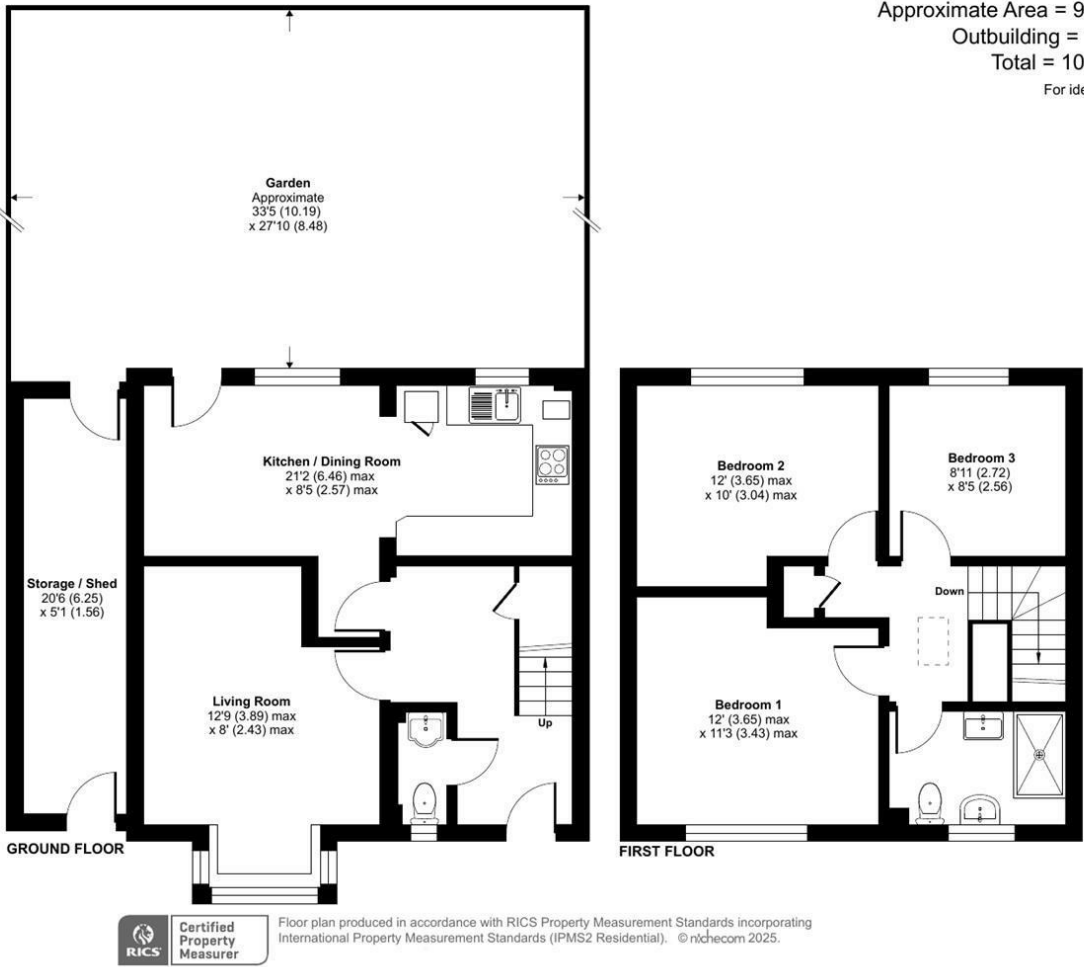
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

St. Agnes Mews, Northumberland Avenue, Reading, RG2



Approximate Area = 941 sq ft / 87.4 sq m
Outbuilding = 105 sq ft / 9.7 sq m
Total = 1046 sq ft / 97.1 sq m
For identification only - Not to scale



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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		

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