

Kings Road

£400,000

**HASLAM'S**  
Sales

Reading, RG1 4HP



This well-presented period townhouse is situated adjacent to Reading college and is within a short walk of the mainline station and Royal Berkshire Hospital. The property has been finished to a good standard throughout and is offered for sale with no onward chain and vacant possession. The accommodation is set out over 4 floors and comprises 5 bedrooms with a communal living room and a kitchen-breakfast room.

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

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- Investment Opportunity
- Refurbished period townhouse being sold with vacant possession
- Option of 5/6 bedrooms
- Well-fitted kitchen-breakfast room
- 2 x WC/Shower; Utility room
- Off-road parking for 1 vehicle





Council tax band C

Council- Reading

Additional information:

Parking

The property has off-road parking for 1 vehicle.

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”

Garden

The property has a south facing shingled rear garden.

# Floorplan

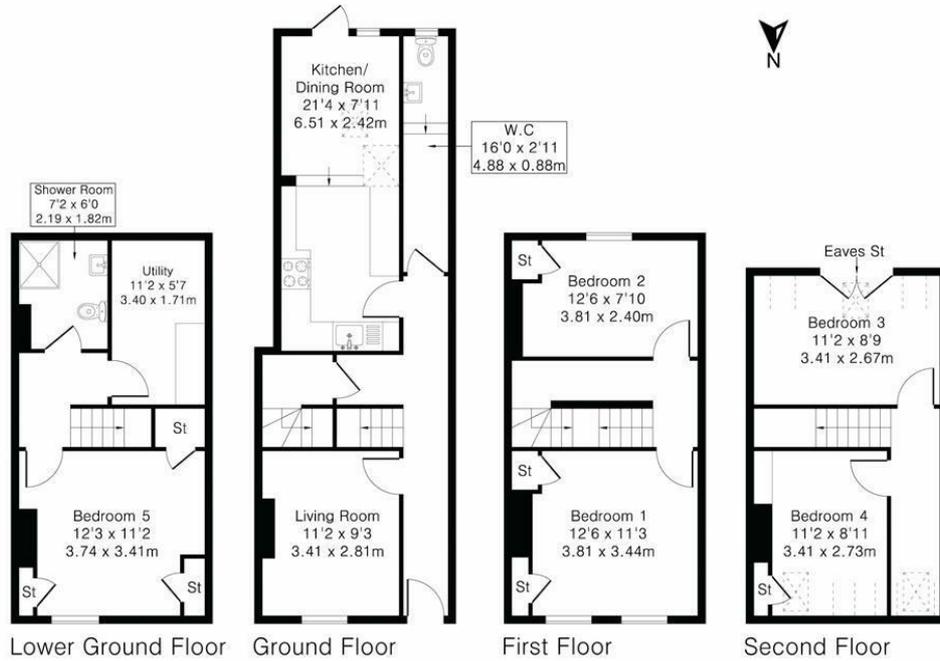
## Approximate Gross Internal Area 1389 sq ft - 130 sq m

Lower Ground Floor Area 318 sq ft – 30 sq m

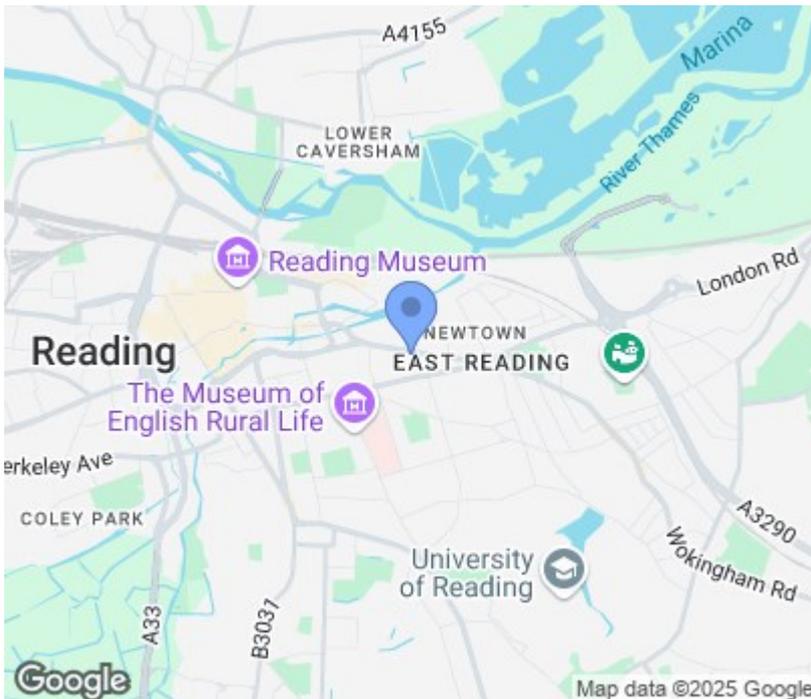
Ground Floor Area 464 sq ft – 43 sq m

First Floor Area 318 sq ft – 30 sq m

Second Floor Area 289 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			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(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.