



A well-presented bay-fronted end-of-terrace home, offered to the market with vacant possession and ideally situated in a popular West Reading location. The property enjoys excellent access to a range of local amenities and public transport links, making it an ideal choice for first-time buyers, families or investors. The ground floor provides a welcoming entrance into a hallway leading to spacious lounge, a refitted kitchen and a family bathroom. To the first floor are three well-proportioned bedrooms and a separate WC. Externally, the property benefits from a rear garden with a patio area leading to useful storage. An attractive home combining a practical layout with a convenient West Reading location and the added benefit of vacant possession.

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

sales@haslams.net
0118 960 1000



- Bay fronted end of terrace
- 3 bedrooms
- Open-plan living area
- Refitted kitchen and bathroom
- No onward chain





Council tax band C

Council- RBC

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"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

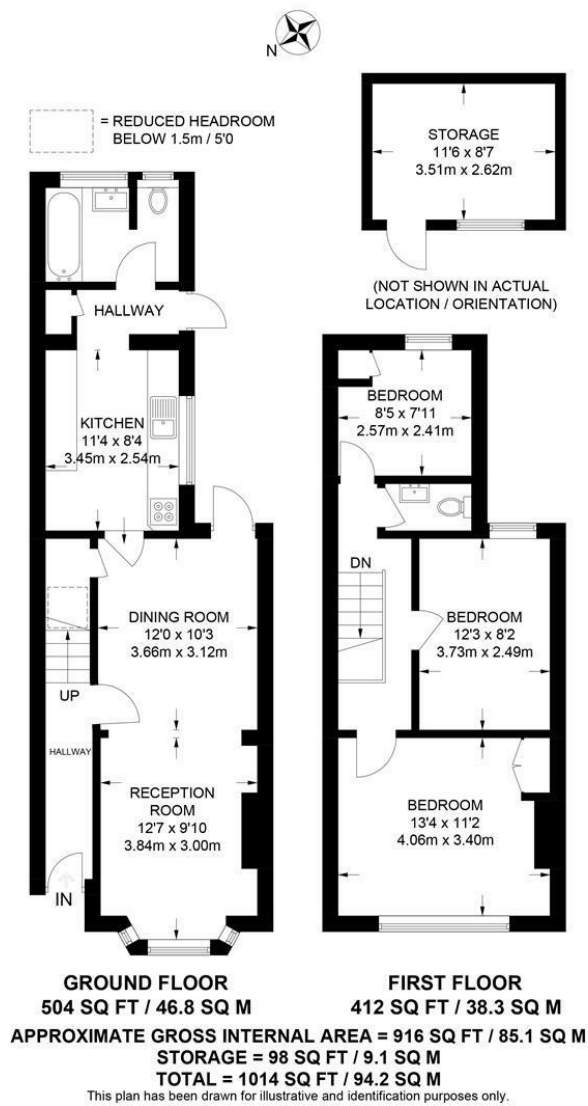
Broadband connection available (information obtained from Ofcom):

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



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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	55	73
(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.