

1 Clarendon Row, Shinfield, Reading, Berkshire.
RG2 9WG.



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£475,000 Freehold

Arins Property Services are pleased to offer for sale this well presented three bedroom town house situated on the popular Shinfield meadows development. The location is just seven miles south of Reading in central Berkshire. The accommodation comprises hall, living room ,cloakroom, kitchen/dining room, three good size bedrooms, dressing area, bathroom and en suite. Outside is off road parking and a private sunny rear garden. The location is great as it offers easy access to all local amenities. Reading town centre can be accessed by a regular bus route and for the commuter the M4 is only a ten minute drive away. local primary and secondary schools are both within easy driving distance. The property is very well maintained by the present owners and will have a closed chain sale. viewing highly recommended.

- Three story town house
- Three good size bedrooms
- Master bedroom with dressing room and en suite shower room
- Family bathroom
- Off road parking
- Gas central; heating and double glazed
- Lidl supermarket close by
- Popular Shinfield Meadows development
- Fully fitted kitchen

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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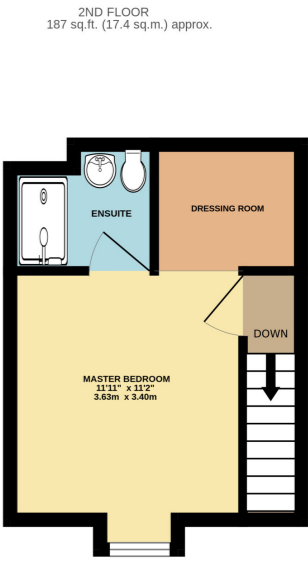
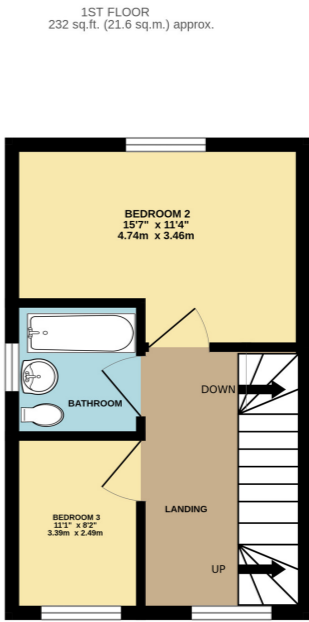
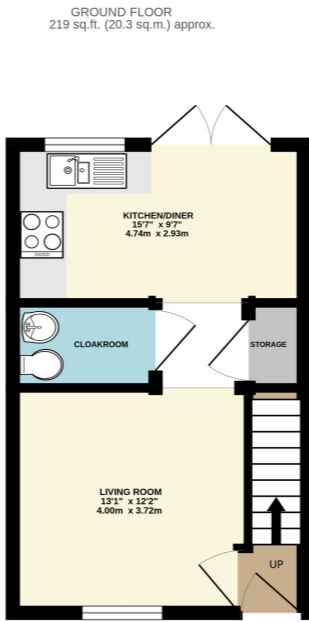


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA: 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Description

GROUND FLOOR	Bedroom three	Council Tax Band
Hall	3.39m x 2.49m (11' 1" x 8' 2")	D
Cloakroom	Bathroom	
Living room	SECOND FLOOR	
4.00m x 3.72m (13' 1" x 12' 2")	Bedroom one	
Kitchen/dining room	3.63m x 3.40m (11' 11" x 11' 2")	
4.74m x 2.39m (15' 7" x 7' 10")	Dressing area	
FIRST FLOOR	En suite shower room	
Bedroom two	OUTSIDE	
4.74m x 3.46m (15' 7" x 11' 4")	Front and rear gardens	
	Off road parking	