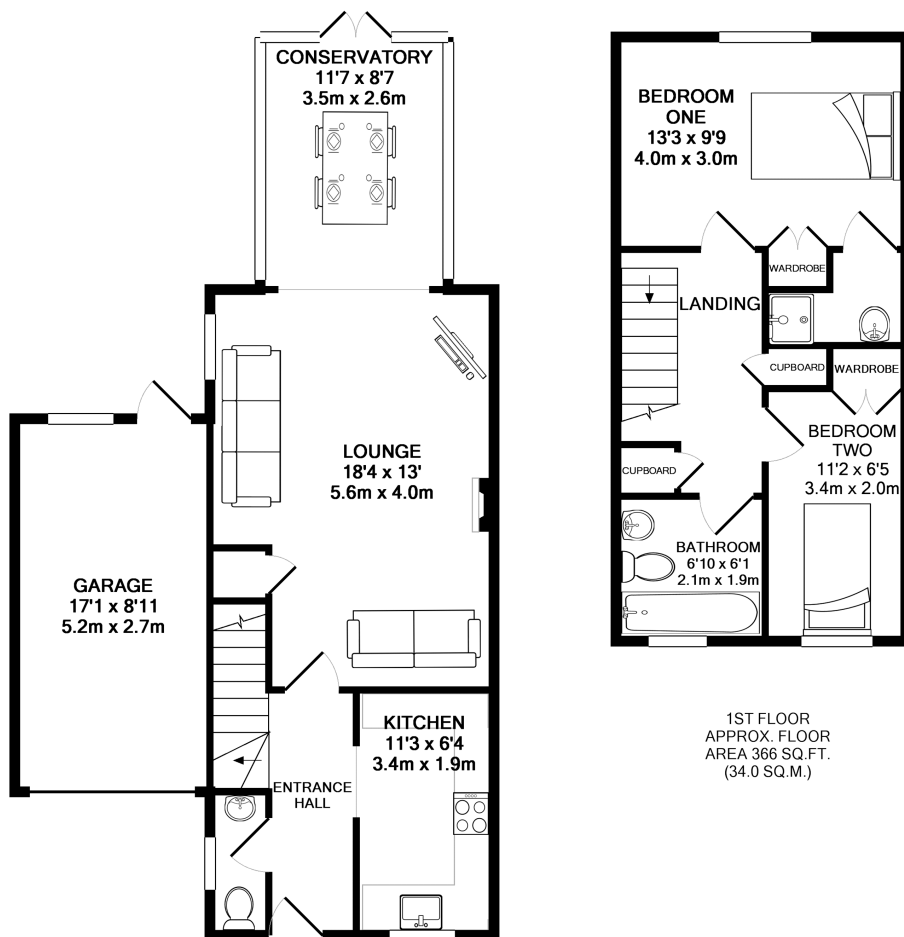




GROUND FLOOR  
 APPROX. FLOOR  
 AREA 635 SQ.FT.  
 (59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**12 Turnbridge Close**  
**Lower Earley, READING, RG6 4UZ**

**£365,000 Freehold**

Situated in a highly sought after cul-de-sac within convenient access of local shops and public transport links, is this very well presented two bedroom end of terrace home. The property comprises further accommodation to include an ensuite shower room to the master bedroom, a family bathroom, cloakroom, recently refitted kitchen, lounge, and an 11ft 'Edwardian style' conservatory. The property also benefits from a garage, driveway parking for two vehicles, and a private enclosed rear garden.

- Two Bedrooms
- Ensuite Shower Room
- Refitted Kitchen
- Conservatory
- Cloakroom
- Attached Garage
- Two Car Driveway
- Private Rear Garden





Property Description

**Ground Floor**

**Entrance Hall**  
Stairs to first floor, laminate wood flooring, radiator.

**Cloakroom**  
Low level WC, wash hand basin, radiator, laminate wood flooring, double glazed side aspect window.

**Kitchen**  
11' x 6' 4" (3.35m x 1.93m) Recently refitted range of eye and base level cupboards and work surface areas, built in oven, gas hob with extractor hood above, plumbing for washing machine, plumbing for dishwasher, stainless steel sink unit, radiator, space for fridge/freezer, double glazed front aspect window.

**Lounge**  
18' 5" x 13' 1" (5.61m x 3.99m) Gas coal effect fireplace, television point, built in under stair cupboard, two radiators.

**Conservatory**  
11' 8" x 8' 6" (3.56m x 2.59m) An impressive 'Edwardian

style' double glazed conservatory with tiled flooring, radiator, double glazed French doors to garden.

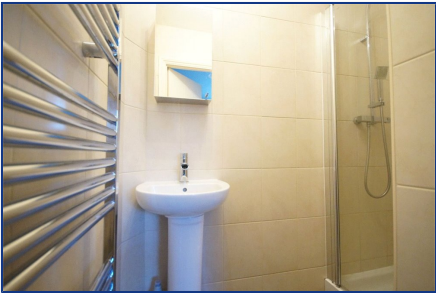
**First Floor**

**Landing**  
Access to loft space, built in airing cupboard, further built in storage cupboard.

**Bedroom One**  
13' x 9' 9" (3.96m x 2.97m) Double built in wardrobe, radiator, laminate wood flooring, double glazed rear aspect window.

**Ensuite Shower Room**  
Tiled shower cubicle with built in shower, pedestal wash hand basin, heated towel rail, extractor fan.

**Bedroom Two**  
11' 1" x 6' 6" (3.38m x 1.98m) Double built in wardrobe, radiator, laminate wood flooring, double glazed front aspect window.



**Bathroom**  
6' 9" x 6' 1" (2.06m x 1.85m) Panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, double glazed front aspect window.

**Outside**

**Garage**  
Attached, single in length with an up & over door, light & power, door to rear garden.

**Front Garden**  
Lawn, driveway parking for two vehicles.

**Rear Garden**  
A notable feature of the property is this south-westerly private rear garden comprising a good sized patio, lawn, all enclosed by fencing.

**Council Tax Band**  
D

