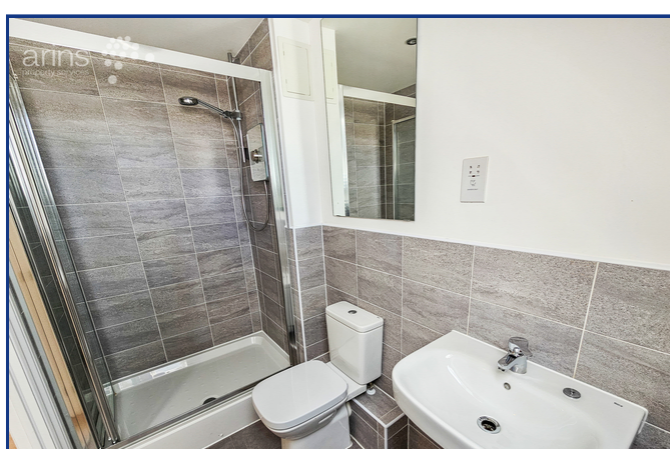


125 Fullbrook Avenue, Spencers Wood, Reading,  
Berkshire. RG7 1FE.



3 Maiden Lane Centre  
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Berkshire. RG7 1FE.

£440,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Arins Property Services are pleased to offer for sale this very well-maintained three-bedroom mid-terraced town house situated in the sought-after village of Spencers Wood, approximately seven miles south of Reading. Residents benefit from easy access to local amenities, schools, shops, and pubs, with excellent transport links such as the M4 and A33 nearby. Convenient commuting to Reading and Wokingham town centers and railway stations is facilitated by a regular bus route into Reading center. Spencers Wood boasts charming local amenities, including a renowned bakery and a vibrant village hall hosting a monthly farmers market. Nature enthusiasts will appreciate nearby green spaces like Langley Mead Nature Reserve. The ground floor accommodation comprises an entrance hall, cloakroom, kitchen/breakfast room, and lounge/diner. The first floor features two bedrooms and a family bathroom, while the second floor is dedicated to the master bedroom with an en-suite shower room. Outside, the property includes a small front garden and a rear garden with a lawn and patio area, gated rear access, and two allocated parking spaces to the rear. We highly recommend an internal viewing. The property is offered for sale with vacant possession, NHBC guarantees, and no onward chain.

- NO ONWARD CHAIN
- Three good size bedrooms
- Bathroom and en-suite
- Two allocated parking spaces
- Modern integrated kitchen
- Double glazed
- Gas central heating
- Excellent condition throughout
- Very spacious mid town house

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.

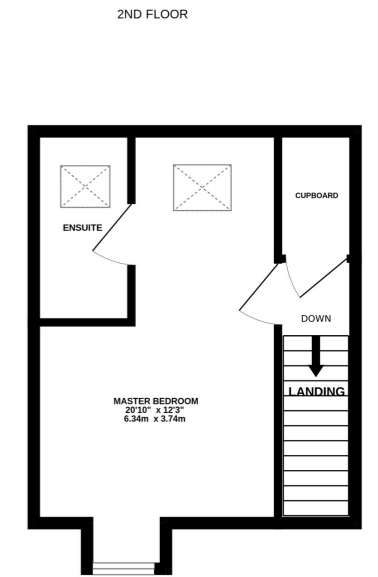
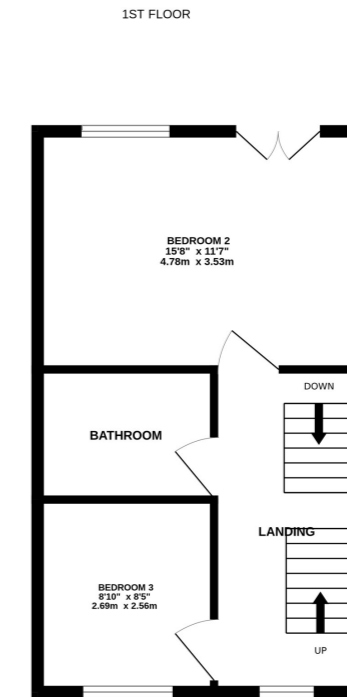
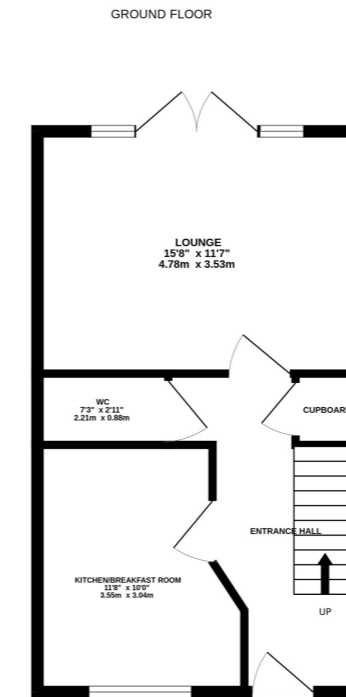


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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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

Hall

WC

Kitchen/Breakfast Room

3.04m x 3.55m (10' 0" x 11' 8")

lounge

4.78m x 3.53m (15' 8" x 11' 7")

FIRST FLOOR

Landing

Bedroom Two

4.78m x 3.53m (15' 8" x 11' 7")

Bedroom Three

2.69m x 2.56m (8' 10" x 8' 5")

Bathroom

SECOND FLOOR

Landing

Master Bedroom

6.34m x 3.74m (20' 10" x 12' 3")

En-suite

OUTSIDE

Front Garden

Rear Garden

Allocated Parking 2 Spaces

Council Tax Band

D

