



Appleford Road, Reading, Berkshire.

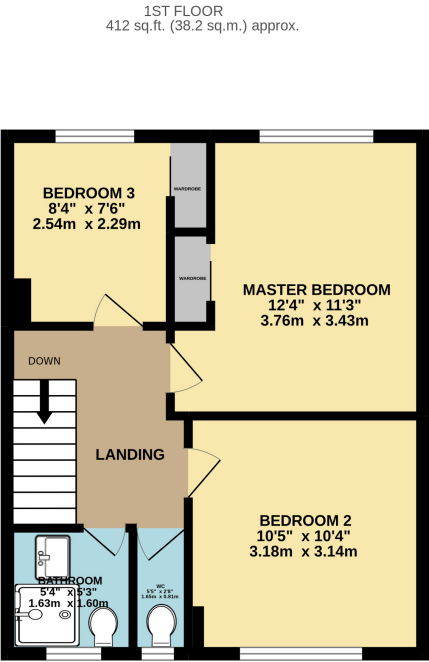
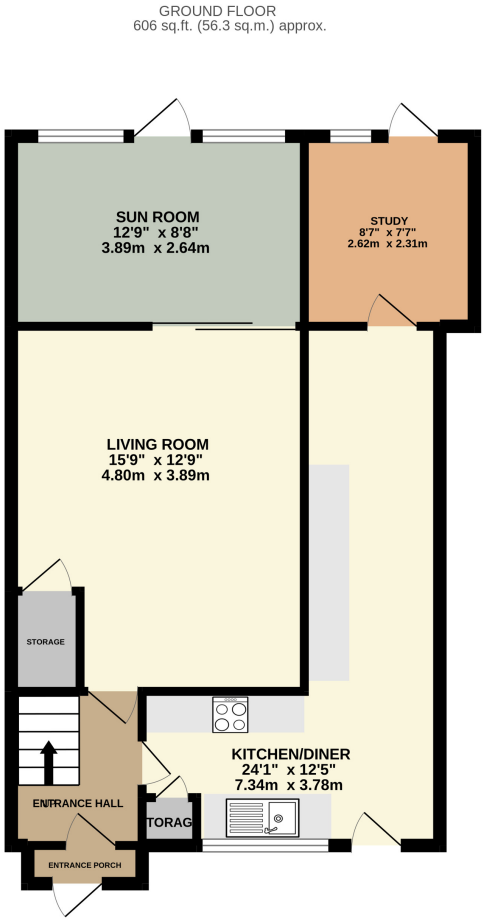
£365,000 Freehold

Offered to the market is this well presented, three bedroom end of terrace property. The property is situated in a fantastic location, being close to many transport links, while being close to Prospect Park, at A4 leading into Newbury, and close to various other local shops and amenities. The property compromises of two double bedrooms, one single bedroom, a lounge, a kitchen dining room, a first floor shower room, a first floor WC, a sun room and an office. Other features includes gas central heating, double glazed windows throughout, a fence panel enclosed rear garden and driveway parking for two vehicles.

- Three Bedrooms
- Living Room
- Kitchen Dining Room
- Refitted Shower Room
- Enclosed Rear Garden
- Sun Room
- Driveway Parking
- Close to A4 & M4 Motorway







TOTAL FLOOR AREA : 1018 sq.ft. (94.5 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

Entrance Hall

Front door leading to porch, offers access to lounge and kitchen dining room, laminated wood flooring.

Living Room

12' 9" x 15' 9" (3.89m x 4.80m) Glass sliding doors leading to sun room, telephone point, access to under stair storage, double radiator, laminated wood flooring.

Kitchen Dining Room

12' 6" x 24' 1" (3.81m x 7.34m) L-Shaped, front aspect double glazed window, range of base and eye level units, electric hob with extractor hood, single bowl with draining board, space for dish washer/washing machine, partly tiled walls, downlights, double radiator, laminated wood flooring, door leading to driveway.

Sun Room

12' 9" x 8' 8" (3.89m x 2.64m) Two rear aspect double glazed windows, laminated wood flooring, rear door leading to garden.

Study

7' 7" x 8' 7" (2.31m x 2.62m) Rear aspect double glazed window, rear door leading to garden, laminated wood flooring.

First Floor

Landing

Offers access to all bedrooms, access to the shower room & WC, access to the loft, double radiator, laminated wood flooring.

Master Bedroom

11' 3" x 12' 4" (3.43m x 3.76m) Rear aspect double glazed window, built in wardrobe, single radiator.

Bedroom Two

10' 4" x 10' 5" (3.15m x 3.17m) Front aspect double glazed window, single radiator.

Bedroom Three

7' 6" x 8' 4" (2.29m x 2.54m) Rear aspect double glazed window, built in wardrobe, single radiator.

Shower Room

5' 3" x 5' 4" (1.60m x 1.63m) Front aspect double glazed window, shower cubicle, wash basin, low level WC, electric towel rail, tiled walls & flooring.

WC

2' 8" x 5' 5" (0.81m x 1.65m) Front aspect double glazed window, low level WC, laminated wood flooring.

Outside

Rear garden

Fence enclosed rear garden with patio that leads to separate lawn area.

Parking

Driveway parking for two cars.

Council Tax Band

