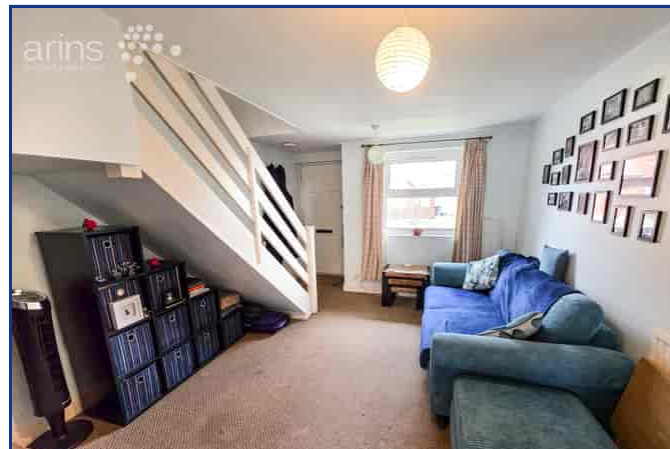


72 Orts Road, Reading, Berkshire. RG1 3JS.



3 Maiden Lane Centre
Berkshire
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Tel: 0118 926 8260
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72 Orts Road, Reading, Berkshire. RG1 3JS.

£280,000 Freehold

Arins Property Services are pleased to offer for sale this two bedroom middle terrace house. The location is fabulous as its only about one mile from the town centre. There is fabulous canal side walks a short distance away which provides a tranquil peaceful walk into the town centre. The accommodation comprises entrance porch, lounge, kitchen/diner, two good size bedrooms and a family bathroom. To the outside is a small but private courtyard garden and to the front is a small lawn area with an off road private parking area. This property benefits from being close to all amenities. Reading town centre can be reached in less than a thirty Minute walk and for the commuter Reading mainline station takes just thirty minutes to London Paddington. There is easy access to the M4 via the A329M which is only a ten minute drive away. For buyers with children both primary and secondary schools are within easy reach. The property has been well maintained by the current owner and benefits from central heating and double glazing. We feel this property would suit a first time buyer or an investment buyer. an internal viewing is highly recommended. EPC to follow

- Close to town centre
- Easy access to all amenities
- Two good size bedrooms
- Central heating
- Double glazing
- Off road private parking
- Small private rear garden
- Canal side walks nearby
- Good commuter links close by

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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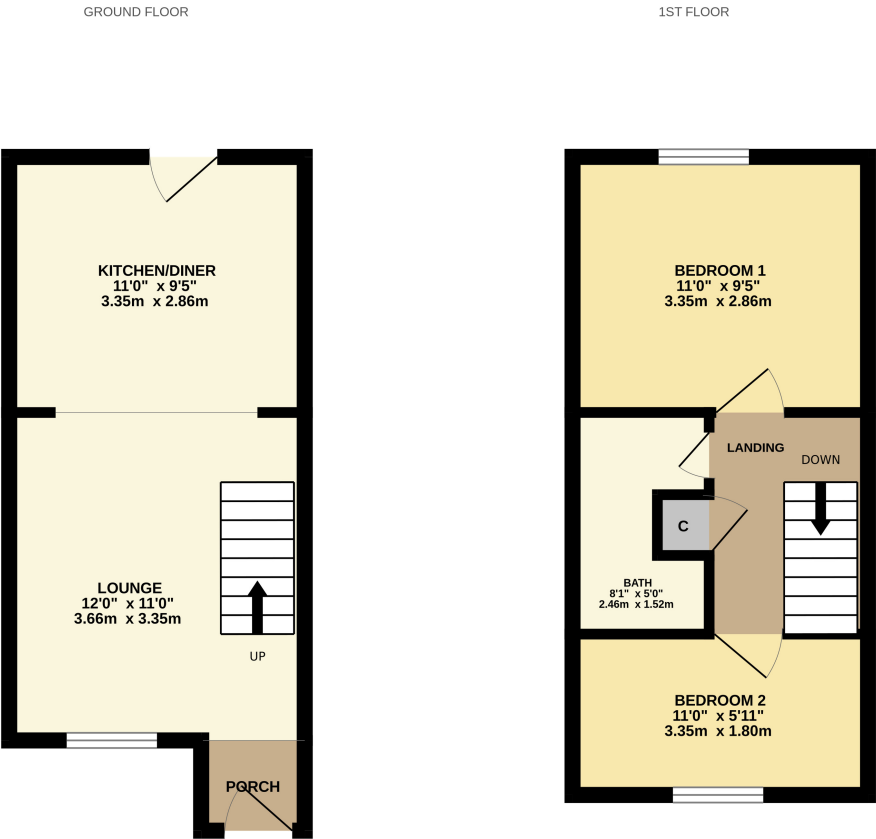


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ORTS ROAD, READING

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

Porch	Bedroom two
Lounge	3.35m x 1.80m (11' 0" x 5' 11")
3.66m x 3.35m (12' 0" x 11' 0")	Bathroom
Kitchen/diner	2.46m x 1.52m (8' 1" x 5' 0")
3.35m x 2.86m (11' 0" x 9' 5")	

FIRST FLOOR

Landing	OUTSIDE
Bedroom one	Front garden
3.35m x 2.86m (11' 0" x 9' 5")	Rear garden
	Off road private parking
	Council Tax Band
	B