

8 Devitt Close, Reading, Berkshire. RG2 8EF.



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£425,000 Freehold

Arins property Services are pleased to present for sale this very well maintained and extended three bedroom end of terrace property. The current owners have extended the ground floor accommodation to now provide Entrance lobby, cloakroom, lounge, dining room and a modern fitted kitchen. The first floor accommodation comprises landing, three good sized bedrooms and a newly fitted shower room. The location is ideal as it offers easy access to Reading town centre. A local bus route can take you to town in about fifteen minutes. There is a range of convenience shops within walking distance including a Tesco Express. A little further afield is a large ASDA superstore complex and district centre incorporating Boots the chemist, M&S, Iceland and the Loddon valley leisure centre. For the commuter the M4 motorway is a short distance away and Reading mainline railway station gives access to London Paddington in less than a half an hour. For buyers with children, Whiteknights primary school is within walking distance and this home is also in Kendrick grammar school catchment. Other secondary schools are easily accessed with a short drive. The property is offered for sale in good decorative condition and we highly recommend an internal viewing. EPC to follow

- Communal parking and garage in block
- Three good size bedrooms
- Modern fitted shower room
- Downstairs cloakroom
- Extended modern fitted kitchen
- Lounge and separate dining room
- Gas central heating and double glazed
- Easy access to Reading town centre
- Quiet cul de sac location
- Private rear garden

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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Property Description

GROUND FLOOR

Entrance lobby

Cloakroom

Lounge

4m x 4.16m (13' 1" x 13' 8")

Dining room

4.50m x 2.51m (14' 9" x 8' 3")

Kitchen

4m x 3.12m (13' 1" x 10' 3")

FIRST FLOOR

Landing

Bedroom one

3.58m x 2.39m (11' 9" x 7' 10")

Bedroom two

2.78m x 2.39m (9' 1" x 7' 10")

Bedroom three

2.06m x 1.96m (6' 9" x 6' 5")

Shower room

OUTSIDE

Front garden

Rear garden

Garage in block nearby

Council Tax Band

C