



117 Southcote Lane, Reading, Berkshire. RG30  
3AJ.

£350,000 Freehold

Arins are delighted to present this immaculate two bedroom mid terrace home, fully renovated throughout to a high standard and ready to move into. The property offers off road parking for two cars, a spacious entrance hall, and a bright dual aspect living room with bi folding doors leading out to a raised decking area and landscaped rear garden. Rare for a mid terrace, the home also benefits from side access. The newly fitted kitchen features modern units, integrated appliances, and views over the garden. Upstairs there are two well proportioned double bedrooms and a beautifully finished three piece family bathroom. Located in a popular area of Southcote the property is close to local shops, schools, and parks, with excellent transport links into Reading town centre and easy access to Reading West train station. This is a fantastic opportunity to own a fully refurbished home in a well connected and convenient location. Call arins today on 01189 412 951 to book your appointment today!

- Mid Terrace
- Two Double Bedrooms
- Freehold House
- Two Parking Spaces
- Immaculate Condition
- Dual Aspect Living Room
- Upgraded Kitchen
- Rear Enclosed Garden





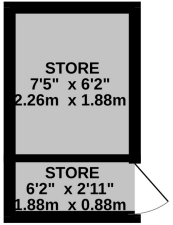
117 Southcote Lane, Reading, Berkshire. RG303AJ.



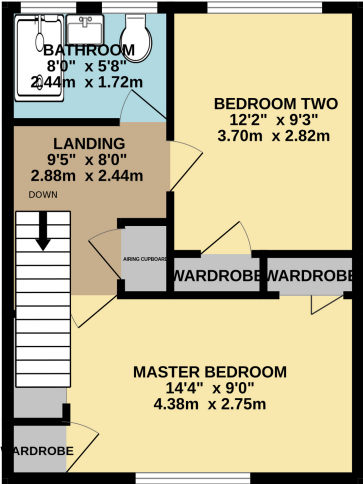
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GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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

12' 9" x 6' 2" (3.89m x 1.88m)

Living/Dinning Room

23' 2" x 11' 1" (7.06m x 3.38m)

Kitchen

10' 5" x 9' 0" (3.17m x 2.74m)

First Floor

Master Bedroom

14' 4" x 9' 0" (4.37m x 2.74m)

Bedroom Two

12' 2" x 9' 3" (3.71m x 2.82m)

Family Bathroom

8' 0" x 5' 8" (2.44m x 1.73m)

Ground Floor

Rear Garden

Driveway Parking

Council Tax Band

C

