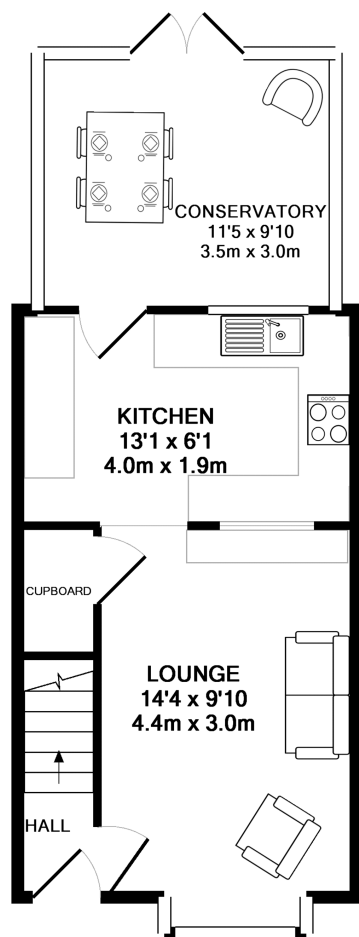


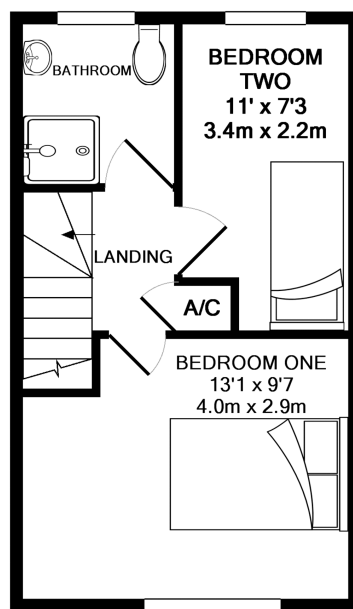
3 Manea Close Lower Earley, READING, RG6 4JN



3 Maiden Lane Centre
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Reading RG6 3HD
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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3 Manea Close Lower Earley, READING, RG6 4JN

£310,000 Freehold

This very well presented two bedroom end of terraced home is situated in pleasant position within convenient access of the Asda shopping complex and M4 motorway. Further accommodation comprises a lounge, conservatory, refitted kitchen, and a shower room. The property also benefits from double glazing, a good sized secluded rear garden, and allocated parking for three vehicles.

- End Of Terrace
- Two Bedrooms
- Refitted Kitchen
- Conservatory
- Allocated Parking For Three Cars
- Private Enclosed Garden



**3 Manea Close
Lower Earley, READING, RG6 4JN**



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Property Description

Ground Floor	
Entrance Hall Laminate flooring, radiator.	Conservatory 11' 5" x 9' 10" (3.48m x 3.00m) Laminate flooring, electric heater, French doors into garden.
Lounge 14' 4" x 9' 10" (4.37m x 3.00m) Under stairs storage cupboard, radiators, front aspect double glazed window.	First Floor
Kitchen 13' 1" x 6' 1" (3.99m x 1.85m) Laminate flooring, a range of eye and base level units, space for fridge/freezer, plumbing for washing machine and dishwasher, fitted gas hob with double oven and overhead extractor fan, stainless steel sink unit, archway to lounge with breakfast bar, rear aspect double glazed window.	Landing Loft access, airing cupboard.
	Bedroom One 13' 1" x 9' 7" (3.99m x 2.92m) Radiator, front aspect double glazed window.
	Bedroom Two 11' x 7' 3" (3.35m x 2.21m) Radiator, rear aspect double glazed window.
	Shower Room Tiled flooring and walls, shower cubicle, wash



Kitchen



Lounge



Bedroom One



Shower Room

hand basin, low level WC, radiator, rear aspect double glazed window.

- Outside**
- Front**
Allocated parking for 3 cars, lawned area, side gate into rear garden.
- Rear Garden**
Decking area, lawned area, side gate to front of property, enclosed by wood panel fencing.
- Council Tax Band**
TBC