



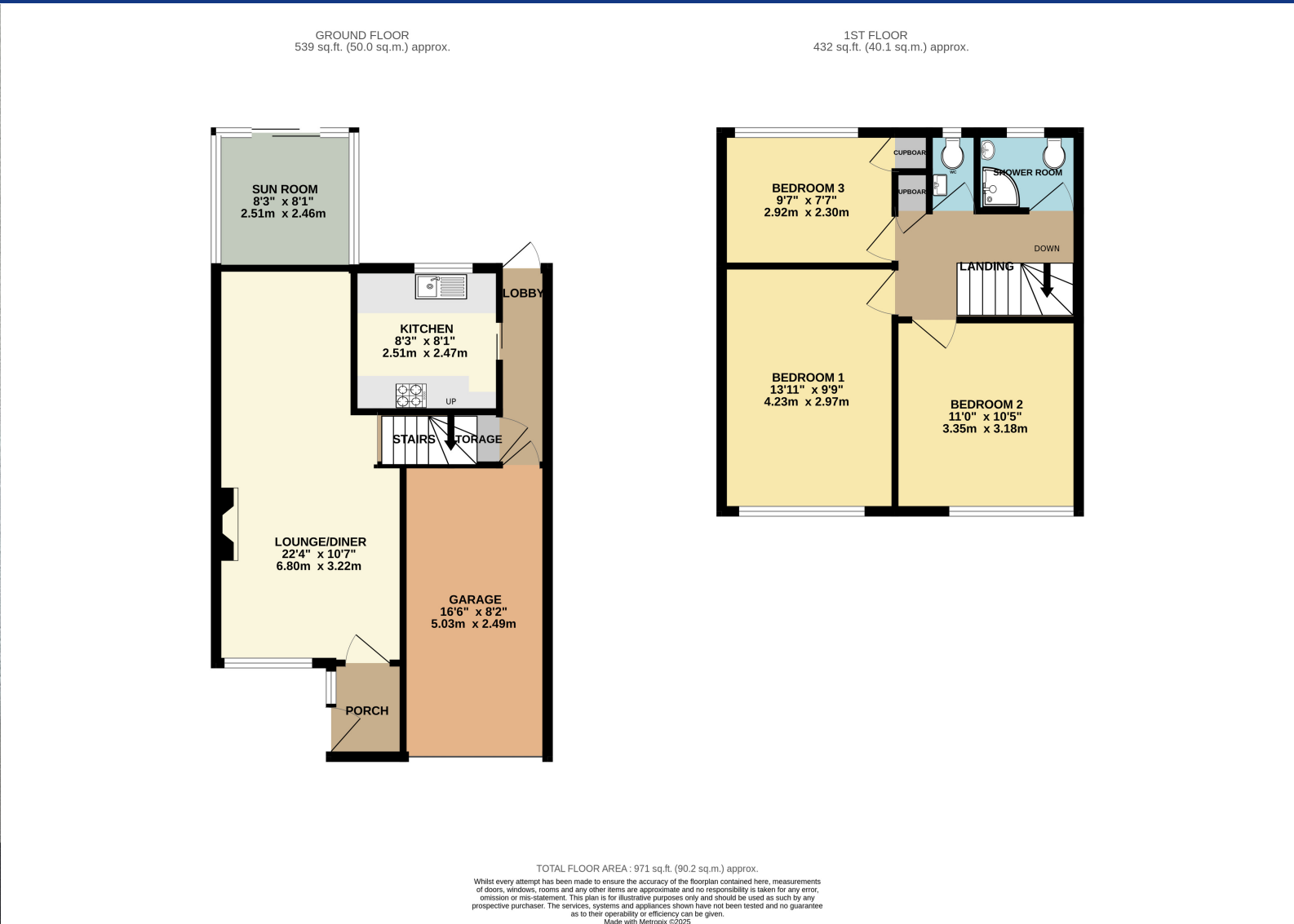
Circuit Lane, Reading, Berkshire. RG30.

£1,750 pcm

Arins Property Services - Offered to the rental market for the first time is this well presented three bedroom terrace house in Southcote. Available from the start of November the property benefits from Porch, Lounge/Diner, Kitchen, Integral Garage, Family Shower Room and further separate WC. With enclosed Rear Garden, parking for two vehicles this unfurnished home would be suitable for families and professionals alike. Close to both primary and secondary schools and walking distance to local shops, Prospect Park, and within easy driving distance of both Reading Town Centre and Junction 12 of the M4 viewings are highly recommended.

- Three Bedrooms
- Lounge / Dining Room
- Kitchen with Appliances
- Family Shower Room & W/C
- Garage
- Driveway
- Unfurnished
- Available Start of November





Property Description

Ground Floor

Porch

Access to Lounge/Diner

Lounge / Diner

10' 07" x 22' 04" (3.23m x 6.81m)
Front aspect double glazed window. Sliding patio door to Sun Room. Access to Kitchen and Stairs to First Floor.

Kitchen

8' 1" x 8' 3" (2.46m x 2.51m)
Rear aspect double glazed window. Range of matching kitchen cupboard with fitted work surface over with sink and drainer and gas hob. Electric oven. Fridge freezer. Washing machine. Access to rear lobby.

Rear Lobby

Door to Rear Garden. Access to Garage. Understairs storage cupboard.

Garage

Good sized garage with up an over door at front from driveway.

Stairs

Stairs to First Floor

First Floor

Landing

Access to all three bedrooms, shower room, WC, Boiler / Storage Cupboard.

Bedroom One

9' 9" x 13' 11" (2.97m x 4.24m)
Front aspect double glazed window.

Bedroom Two

10' 05" x 11' 0" (3.17m x 3.35m)
Front aspect double glazed window.

Bedroom Three

7' 7" x 9' 7" (2.31m x 2.92m)
Rear aspect double glazed window. Storage Cupboard.

WC

Rear aspect double glazed window. Low level WC and wash hand basin.

Shower Room

Rear aspect double glazed window. Bathroom suite comprising of low level WC, wash hand basin, and corner shower cubicle.

Outside

Parking

Space for two vehicles to the front of the property.

Rear Garden

Mixture of patio and earthen areas. There is a sun room, greenhouse, and shed that can be for Tenants use on agreement about ongoing maintenance responsibilities.

Council Tax Band

C

