

GROUND FLOOR
 APPROX. FLOOR
 AREA 635 SQ.FT.
 (59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 SQ.M.)

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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1ST FLOOR
 APPROX. FLOOR
 AREA 366 SQ.FT.
 (34.0 SQ.M.)

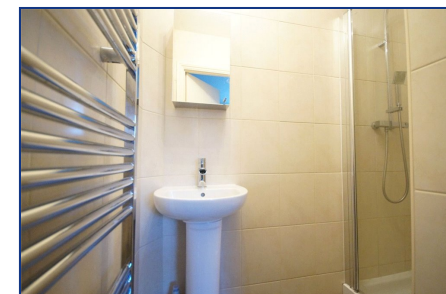
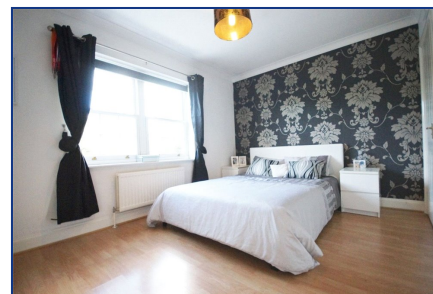


12 Turnbridge Close
Lower Earley, READING, RG6 4UZ

£349,950 Freehold

Situated in a highly sought after cul-de-sac within convenient access of local shops and public transport links, is this very well presented two bedroom end of terrace home. The property comprises further accommodation to include an ensuite shower room to the master bedroom, a family bathroom, cloakroom, recently refitted kitchen, lounge, and an 11ft 'Edwardian style' conservatory. The property also benefits from a garage, driveway parking for two vehicles, and a private enclosed rear garden.

- Two Bedrooms
- Ensuite Shower Room
- Refitted Kitchen
- Conservatory
- Cloakroom
- Attached Garage
- Two Car Driveway
- Private Rear Garden



Property Description

Ground Floor

style' double glazed conservatory with tiled flooring, radiator, double glazed French doors to garden.

Entrance Hall

Stairs to first floor, laminate wood flooring, radiator.

First Floor

Cloakroom

Low level WC, wash hand basin, radiator, laminate wood flooring, double glazed side aspect window.

Landing

Access to loft space, built in airing cupboard, further built in storage cupboard.

Kitchen

11' x 6' 4" (3.35m x 1.93m) Recently refitted range of eye and base level cupboards and work surface areas, built in oven, gas hob with extractor hood above, plumbing for washing machine, plumbing for dishwasher, stainless steel sink unit, radiator, space for fridge/freezer, double glazed front aspect window.

Bedroom One

13' x 9' 9" (3.96m x 2.97m) Double built in wardrobe, radiator, laminate wood flooring, double glazed rear aspect window.

Lounge

18' 5" x 13' 1" (5.61m x 3.99m) Gas coal effect fireplace, television point, built in under stair cupboard, two radiators.

Ensuite Shower Room

Tiled shower cubicle with built in shower, pedestal wash hand basin, heated towel rail, extractor fan.

Conservatory

11' 8" x 8' 6" (3.56m x 2.59m) An impressive 'Edwardian

Bedroom Two

11' 1" x 6' 6" (3.38m x 1.98m) Double built in wardrobe, radiator, laminate wood flooring, double glazed front aspect window.

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m) Panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, double glazed front aspect window.

Outside

Garage

Attached, single in length with an up & over door, light & power, door to rear garden.

Front Garden

Lawn, driveway parking for two vehicles.

Rear Garden

A notable feature of the property is this south-westerly private rear garden comprising a good sized patio, lawn, all enclosed by fencing.

Council Tax Band

D

