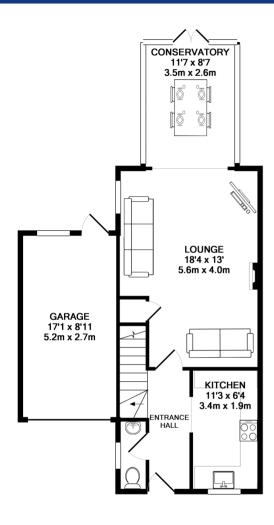
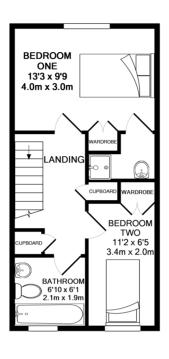
12 Turnbridge Close Lower Earley, READING, RG6 4UZ







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

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 Made with Metropix @2016

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





3 Maiden Lane Centre Lower Earley Reading RG6 3HD Tel: 01189 268260 www.arins.co.uk





12 Turnbridge Close Lower Earley, READING, RG6 4UZ

£349,950 Freehold

Situated in a highly sought after cul-desac 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

12 Turnbridge Close Lower Earley, READING, RG6 4UZ





Property Description

Ground Floor

Entrance Hall

Stairs to first floor, laminate wood flooring, radiator.

Cloakroom

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

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.

Lounge

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

Conservatory

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

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

First Floor

Landing

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

Bedroom One

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

Ensuite Shower Room

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

Bedroom Two

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

Have you visited our website for our latest property listings? www.arins.co.uk









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 Garder

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



