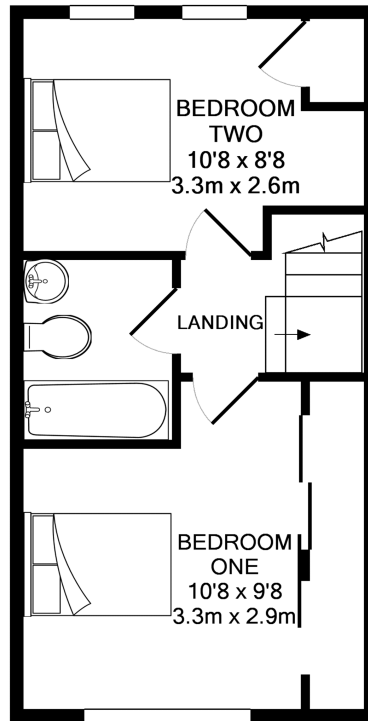


GROUND FLOOR



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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10 Lindisfarne Way  
READING, RG2 0GS

£315,000 Freehold

Offered to the market is this very well presented two bedroom terraced home which is situated on the popular Kennet Island development located within easy access to Green Park, the M4 motorway & Reading town centre and within walking distance to the local shops, amenities and transport links. The accommodation comprises lounge, kitchen, downstairs WC, two double bedrooms and a family bathroom. Further benefits include allocated parking and a private enclosed rear garden.

- Two Double Bedrooms
- Downstairs Cloakroom
- Private Enclosed Garden
- Allocated Parking
- Double Glazing
- Gas Central Radiator Heating





Garden



Kitchen



Bedroom One



Bathroom

## Property Description

### Ground Floor

extractor fan and electric oven, under lighting and spot lights, front aspect double glazed window.

### Entrance Hall

### First Floor

Laminate flooring, under stairs storage cupboard, storage cupboard, radiator.

### Landing

Access into loft.

### Cloakroom

Tiled flooring, low level WC, wash hand basin, radiator.

### Bedroom One

10' 8" x 9' 8" (3.25m x 2.95m) Built in wardrobes, TV point, radiator, rear aspect double glazed window.

### Lounge

13' x 12' 3" (3.96m x 3.73m) Laminate flooring, TV point, radiator, double glazed French doors to garden.

### Bedroom Two

10' 8" x 8' 8" (3.25m x 2.64m) Built in wardrobe, radiator, two front aspect double glazed window.

### Kitchen

9' 8" x 5' 7" (2.95m x 1.70m) Tiled flooring, a range of eye and base level units, fitted fridge/freezer, fitted dishwasher, plumbing for washing machine, fitted gas hob with overhead

### Bathroom

Tiled flooring & walls, panel enclosed bath, low

level WC, wash hand basin, radiator, extractor fan.

### Outside

#### Rear Garden

Private enclosed rear garden with decking, enclosed by fencing and a brick wall with a rear gate which leads to allocated parking.

#### Council Tax Band

TBC