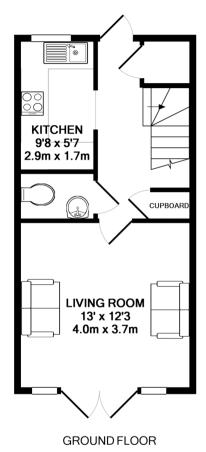
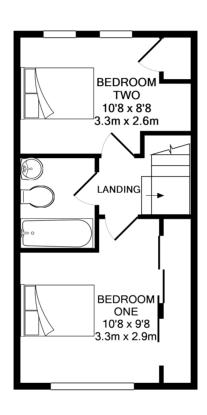
10 Lindisfarne Way READING, RG2 0GS







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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of ar 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 other architectures.



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10 Lindisfarne Way READING, RG2 0GS

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.

£315,000 Freehold

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

10 Lindisfarne Way READING, RG2 0GS





Property Description

Ground Floor

Entrance Hall

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

Cloakroom

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

Lounge

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

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

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

First Floor

Landing

Access into loft.

Bedroom One

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

Bedroom Two

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

Bathroom

Tiled flooring & walls, panel enclosed bath, low

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Garden



Kitchen



Bedroom One



Bathroom

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