

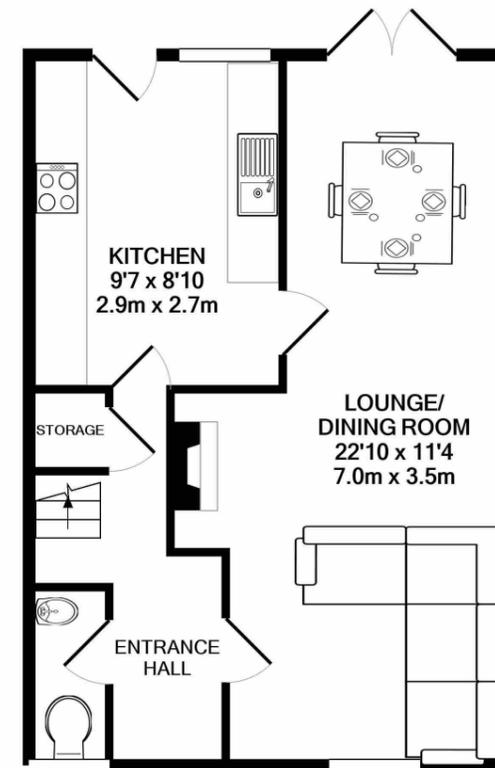


12 Longridge Close, Reading, Berkshire. RG30 2QF.

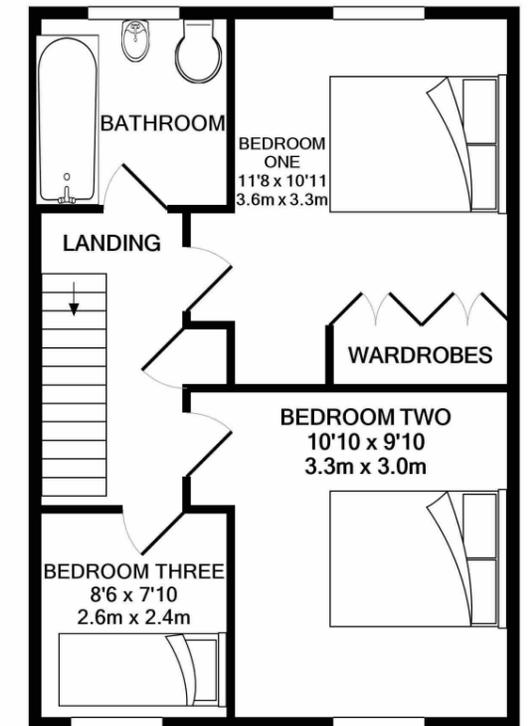
£299,950 Freehold

Offered to the market with no onward complications is this three bedroom mid terrace home, the property is situated close to a bus route leading to Reading town centre, Reading west and Reading mainline train stations, while being within walking distance of various local shops and amenities. Further accommodations includes a lounge/ dining room, downstairs WC, fitted kitchen and a first floor bathroom. Other features include double glazed windows, gas central heating, enclosed private rear garden and off road parking bays.

- Three Bedrooms
- Lounge/ Dining Room
- Downstairs WC
- Fitted Kitchen
- Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden
- No Onward Chain



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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Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, single radiator, access to all ground floor rooms, understairs cupboard and laminated flooring.

Downstairs WC

Front aspect double glazed window, low level WC, wall mounted wash hand basin.

Lounge/ Dining Room

22' 11" x 11' 4" (6.99m x 3.45m) Front aspect double glazed raised bay windows, two single radiators, feature fireplace, laminated flooring, door leading to kitchen, double doors leading to rear garden.

Kitchen

9' 7" x 8' 10" (2.92m x 2.69m) Rear aspect double glazed window, a range of eye and base level units, fitted gas hob with extractor fan overhead plus separate electric oven, single bowl with drainer, plumbing for washing machine, fitted fridge/ freezer, door leading to rear garden.

First Floor

Landing

Access to all first floor rooms, loft hatch, airing cupboard.

Bedroom One

11' 8" x 10' 11" (3.56m x 3.33m) Rear aspect double glazed window, single radiator, built in double wardrobes with eye level storage.

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m) Front aspect double glazed window, single radiator.

Bedroom Three

8' 6" x 7' 10" (2.59m x 2.39m) Front aspect double glazed window, single radiator.

Bathroom

Rear aspect double glazed window, panel enclosed bath with shower attachment plus separate shower, low level WC, pedestal wash hand basin, downlighters, single radiator.

Outside

Front Garden

Small lawned area and mature tree.

Rear Garden

The rear garden is enclosed by wood panel fencing, wood gate offering rear access, large decked area leading to a separate lawned area.

Council Tax Band