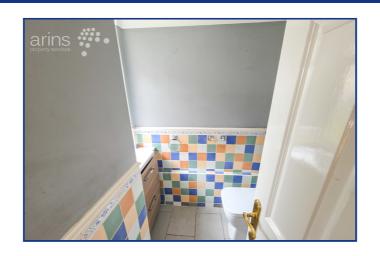


3 Maiden Lane Centre Berkshire Reading RG6 3HD Tel: 0118 926 8260 www.arins.co.uk

















38 Langdale Gardens, Earley, Reading, Berkshire. RG6 5TX.

£315,000

Arins property services are pleased to offer for sale this spacious two bedroom middle terrace house situated in a very sought after location close to all amenities. The location is ideal as Reading town centre is only a short drive away and a regular bus sense nearby takes just twenty minutes to the town centre. The accommodation to the ground floor offers hall, cloakroom, lounge/dining room, kitchen and conservatory. The first floor comprises landing, two good size bedrooms and family bathroom. Outside to the front is a small laid to lawn garden and to the rear is an enclosed rear garden with gated rear access and garage in nearby block. This property would suit a first time buyer or a small family. The location offers local shopping facilities including a Tesco Express and further afield a large ASDA superstore complex. For buyers with children the local primary school of Whiteknights is within walking distance and the Maiden Erlegh secondary school is only a short cycle ride away. For the commuter the M\$ is less than a ten minute drive away. The property is available for immediate viewings. EPC to follow.

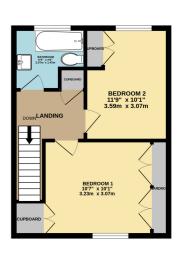
- Vacant possession and no onward chain
- Two good size double bedrooms
- Gas central heating and double glazed
- · Lounge/dining room
- Conservatory
- Family bathroom and cloakroom
- Private rear garden
- Garage in block nearby
- Separate kitchen
- Close to all amenities
- Good school catchments











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any err omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarar as to their operation or efficiency can be other one relative or efficiency can be given.

Property Description

GROUND FLOOR

Hall

Cloakroom

Lounge/dining room

3.95m x 6.85m (13' 0" x 22' 6")

Kitchen

2.89m x 2.80m (9' 6" x 9' 2")

Conservatory

3.71m x 3.04m (12' 2" x 10' 0")

FIRST FLOOR

Landing

Bedroom one

3.23m x 3.07m (10' 7" x 10' 1")

Bedroom two

3.59m x 3.07m (11' 9" x 10' 1")

Bathroom

2.07m x 1.43m (6' 9" x 4' 8")

OUTSIDE

Front garden

Rear garden

Garage

Council Tax Band

2