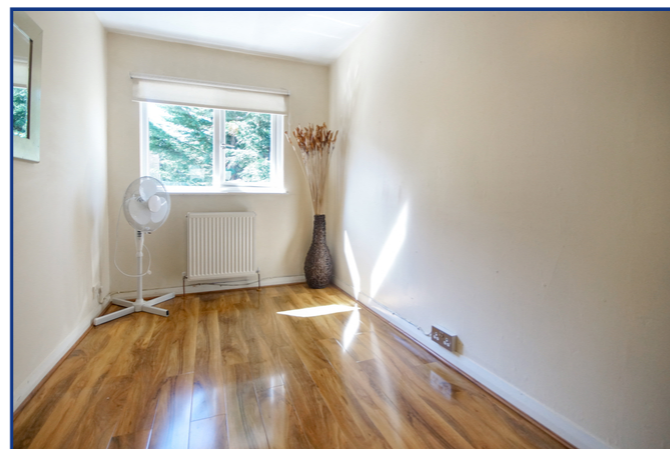


138 Windermere Road, Reading, Berkshire. RG2
7HS.



3 Maiden Lane Centre
Berkshire
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Tel: 0118 926 8260
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138 Windermere Road, Reading, Berkshire. RG2
7HS.

£325,000 Freehold

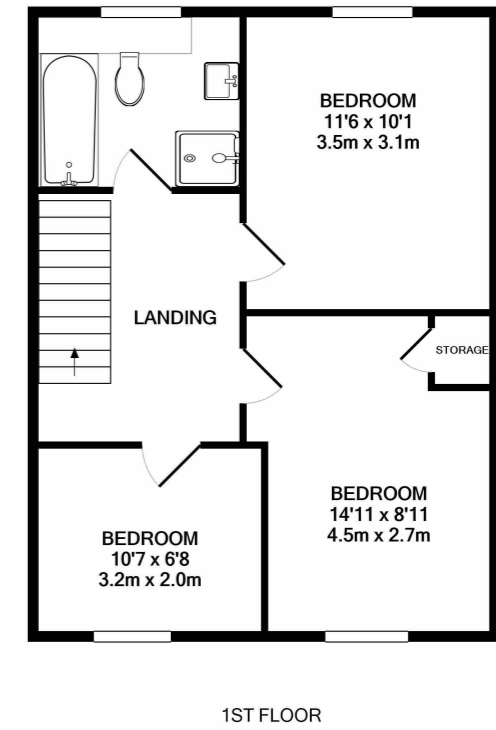
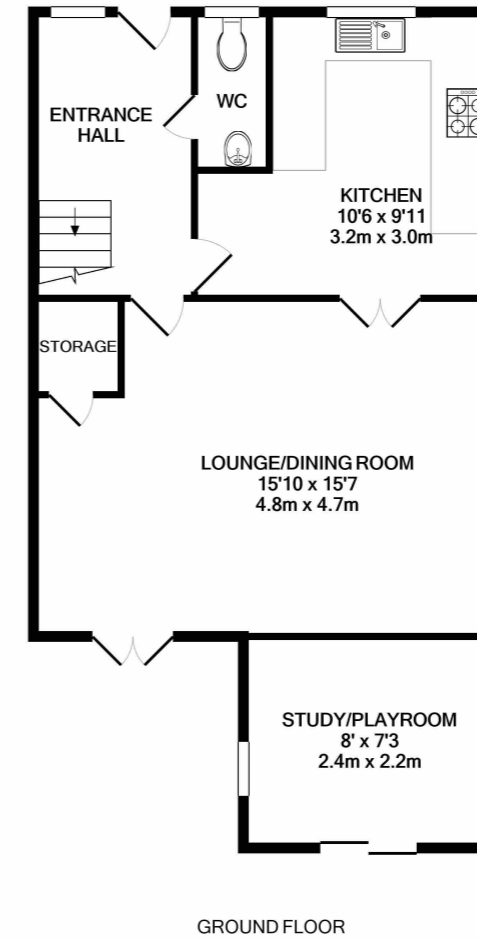
Situated within excellent access to the town centre and Reading University, is this well presented mid terraced family home. Ground floor accommodation includes an entrance hall, cloakroom refitted kitchen, a spacious lounge/dining room and a separate study/playroom. To the first floor there are three good sized bedrooms and a refitted four piece bathroom. Further benefits include double glazed windows, gas central heating and an enclosed rear & front garden.

- Three Generous Bedrooms
- Overlooking A Green
- 15ft x15ft Lounge/Dining Room
- Refitted Kitchen
- Refitted Four Piece Bathroom
- Study/Family Room
- Downstairs Cloakroom
- UPVC Double Glazed Windows

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



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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

WC

Kitchen

10' 6" x 9' 11" (3.20m x 3.02m)

Lounge/Dining Room

15' 11" x 15' 7" (4.85m x 4.75m)

Study/Playroom

8' 0" x 7' 3" (2.44m x 2.21m)

First Floor

Landing

Bedroom One

11' 6" x 10' 1" (3.51m x 3.07m)

Bedroom Two

14' 11" x 8' 11" (4.55m x 2.72m)

Bedroom Three

10' 7" x 6' 8" (3.23m x 2.03m)

Outside

Front Garden

Rear Garden

Council Tax Band