

9 Leven Street, Reading, Berkshire. RG30 4GX.



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£285,000 Freehold

Offered to the market is this extremely well presented two bedroom modern end of terrace home. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school and Prospect Park, while having good access to various local shops and amenities. Further accommodation includes a lounge/ diner, kitchen/ breakfast room and downstairs WC. Other features include double glazed windows, gas central heating, parking bays and an enclosed rear garden.

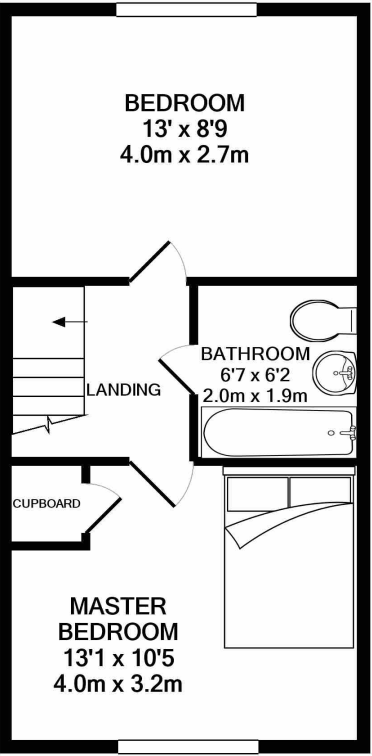
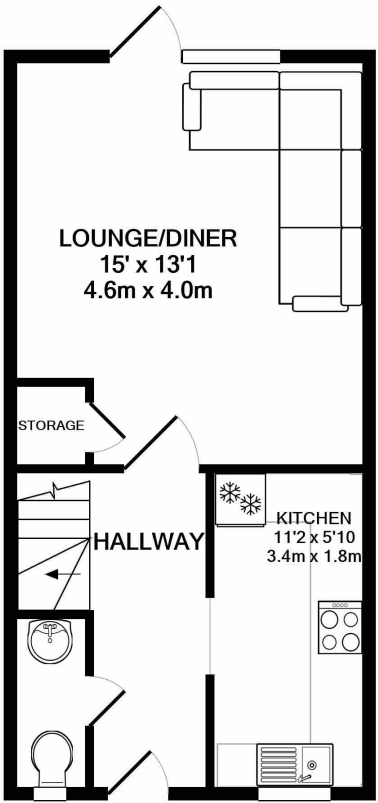
- No Onward Chain
- Two Bedrooms
- Lounge/ Diner
- Downstairs WC
- Refitted Bathroom
- Parking Bays
- Gas Central Heating
- Double Glazed Window

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)

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

Hallway

Access to all ground floor rooms, stairs leading to first floor, single radiator.

Lounge Diner

15' 0" x 13' 1" (4.57m x 3.99m) Door into the garden with large rear aspect double glazed window, TV point, single radiator, understairs cupboard.

Kitchen

11' 2" x 5' 10" (3.40m x 1.78m) Tiled flooring, front aspect double glazed window, range of eye and base level units, integrated fridge

freezer, single sink with drainer, gas hob and oven with overhead extractor fan, space for washing machine, downlights.

Downstairs W/C

6' 6" x 2' 11" (1.98m x 0.89m) Tiled flooring, front aspect double glazed window, low level W/C, pedestal wash basin, small single radiator, extractor fan.

First Floor

Landing

Access to all first floor rooms, loft hatch to partly boarded loft.

Bedroom 1

13' 0" x 10' 5" (3.96m x 3.17m) Front aspect double glazed window, storage cupboard, single radiator.

Bedroom 2

13' 0" x 8' 9" (3.96m x 2.67m) Rear aspect double glazed window, single radiator.

Bathroom

6' 7" x 6' 2" (2.01m x 1.88m) Tiled flooring and partly tiled walls, heated towel rail, downlights, panel enclosed bath with shower, low level W/C, pedestal wash basin, extractor fan.

Outside

Rear Garden

The rear garden is enclosed by wooden panel fencing, paved patio area leading to good sized lawn area.

Council Tax Band

