

Virginia Way, Reading, Berkshire. RG30.



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£1,950 pcm

Arins Property Services - Offered to the rental market for the first time is this very well presented three bedroom semi-detached house in Southcote. Available now the property benefits to the ground floor from large entrance hall, shower room, dual aspect lounge/diner, kitchen, utility room, large lean to and ample storage. To the first floor is three good sized bedrooms and family bathroom. With 60ft plus rear garden, this unfurnished home would be suitable for families and professionals alike. Close to both primary and secondary schools and priority 1 catchment area for Kendrick Girls and Reading Boys Grammar school. Walking distance to local shops, Prospect Park, and within easy driving distance of both Reading Town Centre and Junction 12 of the M4 viewings are highly recommended. Property has security system fitted, (Subject to Tenants taking up own contract).

- Well Presented Throughout
- Three Bedrooms
- Lounge / Dining Room
- Two Bathrooms
- 60ft Plus Rear Garden
- Available Now
- Unfurnished
- Ample Storage

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.

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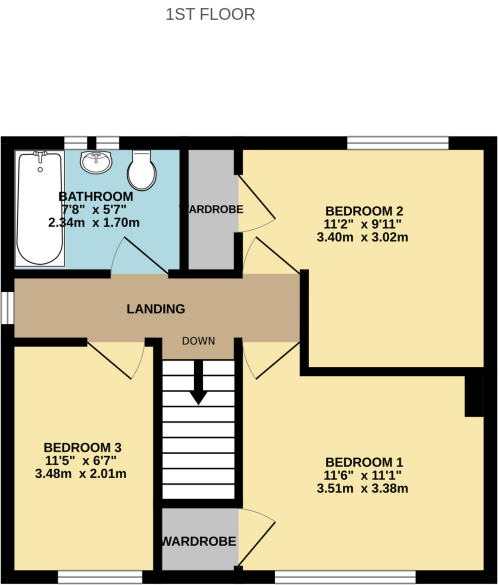
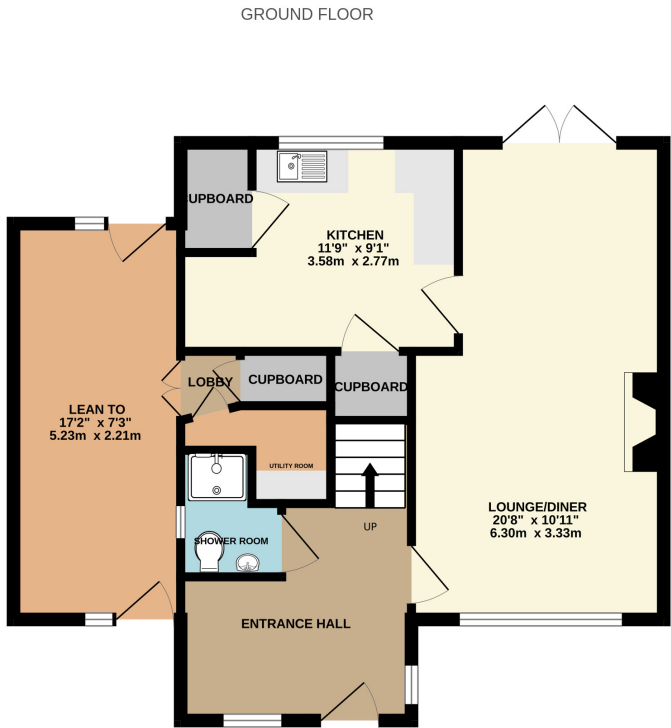


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TOTAL FLOOR AREA : 1076sq.ft. (100.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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

7' 4" x 9' 5" (2.24m x 2.87m)
Front and side aspect double glazed windows. Fitted show cupboard. Access to Shower Room and Lounge / Diner. Stairs to First Floor.

Shower Room

Side aspect window. Shower unit, low level WC, and wash hand basin.

Lounge / Diner

10' 11" x 20' 8" (3.33m x 6.30m)
Front aspect double glazed window. Rear double glazed double doors to Rear Garden. Electric fitted fire.

Kitchen

9' 1" x 11' 9" (2.77m x 3.58m)
Rear aspect double glazed window. Range of matching base and wall units with work surface over with fitted sink and drainer. Access to Inner Lobby. Two large in-built storage cupboards. Water softener

fitted.

Inner Lobby

Access to Lean To and Utility Room. Large storage cupboard.

Utility Room

Fitted washing machine with work surface over.

Lean To

7' 3" x 17' 2" (2.21m x 5.23m)
Doors to front and rear giving access from the front of the property to the Rear Garden. Has power and lighting.

First Floor

Landing

Side aspect double glazed window. Access to all three Bedrooms and Family Bathroom.

Bedroom One

11' 1" x 11' 6" (3.38m x 3.51m)
Front aspect double glazed window. In Built Wardrobe. Freestanding large wardrobe provided.

Bedroom Two

9' 11" x 11' 2" (3.02m x 3.40m)
Rear aspect double glazed window. Large in-built wardrobe.

Bedroom Three

6' 7" x 11' 5" (2.01m x 3.48m)
Front aspect double glazed window.

Family Bathroom

5' 7" x 7' 8" (1.70m x 2.34m)
Two small rear aspect double glazed windows. Bathroom suite comprising of bath with fitted shower over, low level WC, and wash hand basin.

Outside

Gardens

The Rear Garden is over 60 foot and mixture of patio areas with lawn and borders. 8 x 6 shed. To the front of the property is an enclosed brick paved area.

Council Tax Band

C

