

2 Harrington Close, Shinfield, Reading, Berkshire.
RG2 9LF.



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



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. RG2 9LF.

£400,000 Freehold

Arins Property Services are pleased to offer for sale this very well maintained Charles Church built Grazely design, two bedroom modern end of terrace home situated in the very popular area of Shinfield which is a suburb approximately six miles south of Reading in central Berkshire. The accommodation comprises to the ground floor, cloakroom, living room and a fabulous kitchen/family/dining room. The first floor accommodation comprises landing, master bedroom, bedroom two and family bathroom. To the outside at the front is a small patioed area and gated side access to rear garden. The rear garden has a large lawn area and patio. There is an allocated parking space to the front of the property with visitor spaces nearby. The location is fabulous as it offers easy access to all local amenities including a local Co Op store, doctors surgery, a 24 hour Esso garage incorporating Asda on the move. For the commuter the A329M and the M4 are only a short drive away. For buyers with children the Shinfield infant, St Marys junior and Oakbank senior schools are all within walking distance. The property would suit a first time buyer or growing family and we highly recommend an internal viewing.

- Charles Church Grazely design
- Still under warranty
- Two good size bedrooms
- Cloakroom
- Modern family bathroom
- Living Room
- Kitchen/family/dining room
- Good size rear garden
- Allocated parking
- Gas central heating and double glazed

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.

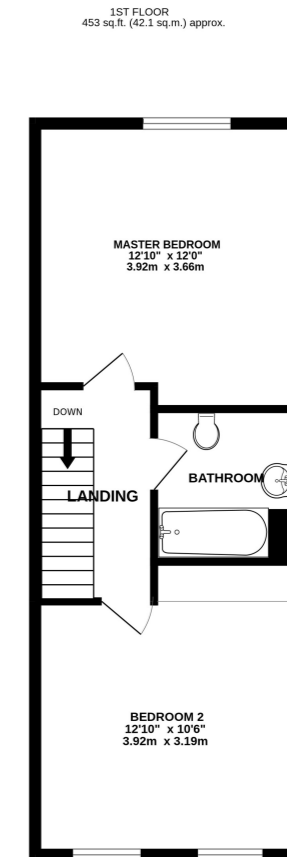
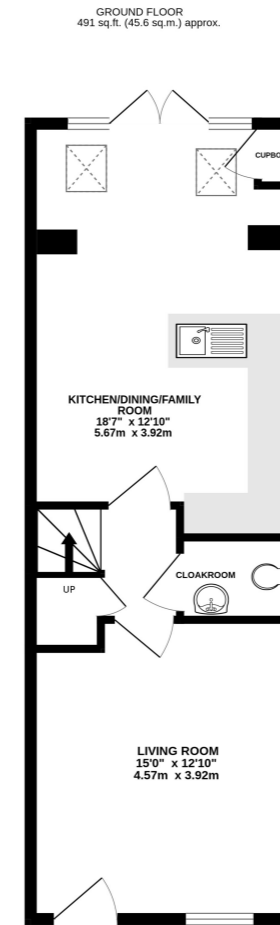


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Made with Autocad 2014.

Property Description

Ground Floor

Living room

3.92m x 4.57m (12' 10" x 15' 0")

Cloakroom

0m x 0m (0' 0" x 0' 0")

Kitchen/family/dining room

3.92m x 5.67m (12' 10" x 18' 7")

First Floor

Landing

Master bedroom

3.92m x 3.66m (12' 10" x 12' 0")

Bedroom two

3.92m x 3.19m (12' 10" x 10' 6")

Bathroom

Outside

Small patioed area to the front

Rear garden

Allocated parking

Council Tax Band

D

