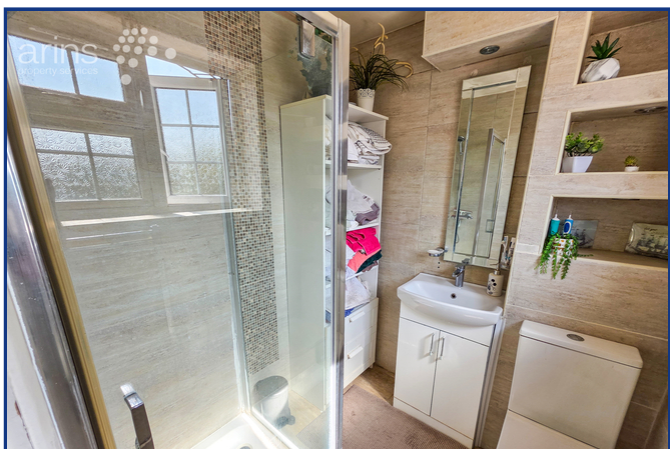


2 Lulworth Road, Reading, Berkshire. RG2 8LX.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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2 Lulworth Road, Reading, Berkshire. RG2 8LX.

£365,000 Freehold

Arins Property Services are pleased to offer for sale this two bedroom semi detached property situated just a couple of miles to the south of Reading town centre in central Berkshire. The ground floor accommodation comprises entrance lobby, hall, lounge, kitchen /dining room and a large conservatory over looking the rear garden. The first floor accommodation comprises landing two good size bedrooms and a shower room. To the outside is a front garden with lawn area, driveway parking and to the rear is a private sunny garden with large patio area and storage shed. The location is fabulous as its situated close to all local amenities. Both primary and secondary schools are within walking distance. For the commuter the m4 Motorway is only a short drive away. The property has been well cared for by the present owners and benefits from gas central heating and double glazing. EPC to follow

- Central heating
- Driveway parking
- Bus route nearby
- Good order through out
- Double glazed
- Two good size bedrooms
- Conservatory
- Modern fitted kitchen/dining room
- Modern fitted shower room

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

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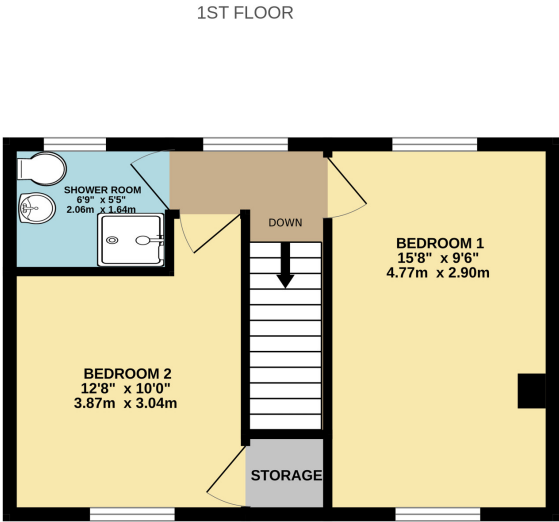
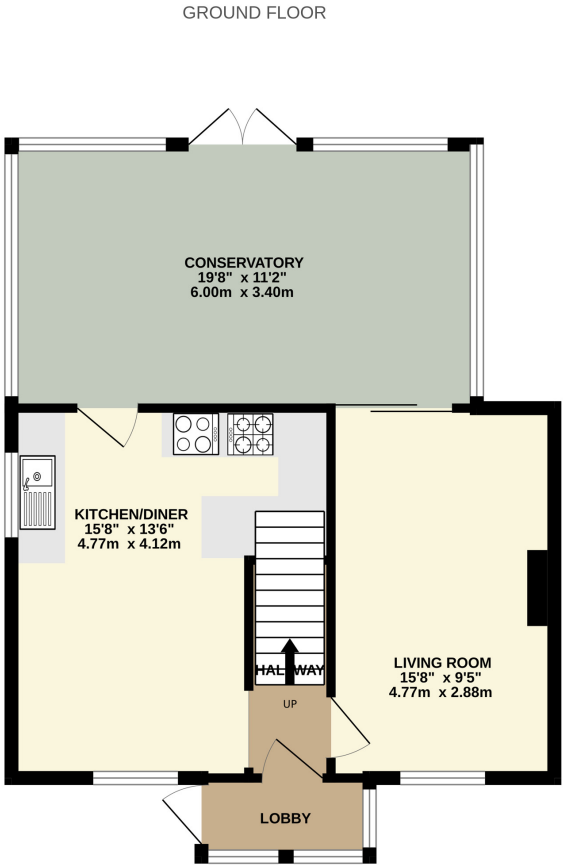
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TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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

Lobby

Hall

Lounge

2.88m x 4.77m (9' 5" x 15' 8")

Kitchen/dining room

4.12m x 4.77m (13' 6" x 15' 8")

Conservatory

3.40m x 6.00m (11' 2" x 19' 8")

FIRST FLOOR

Landing

Bedroom one

2.90m x 4.77m (9' 6" x 15' 8")

Bedroom two

3.04m x 3.87m (10' 0" x 12' 8")

Shower room

1.64m x 2.06m (5' 5" x 6' 9")

OUTSIDE

Front garden

Rear garden

Council Tax Band

C