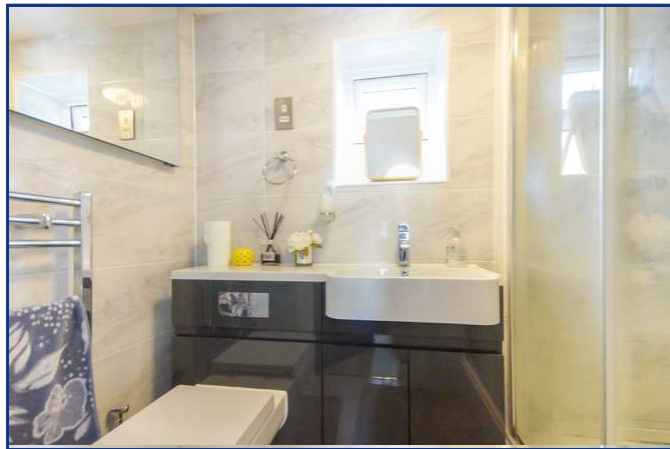


Sellafield Way, Lower Earley, Reading, Berkshire.
RG6 3BT.



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RG6 3BT.

£325,000 Freehold

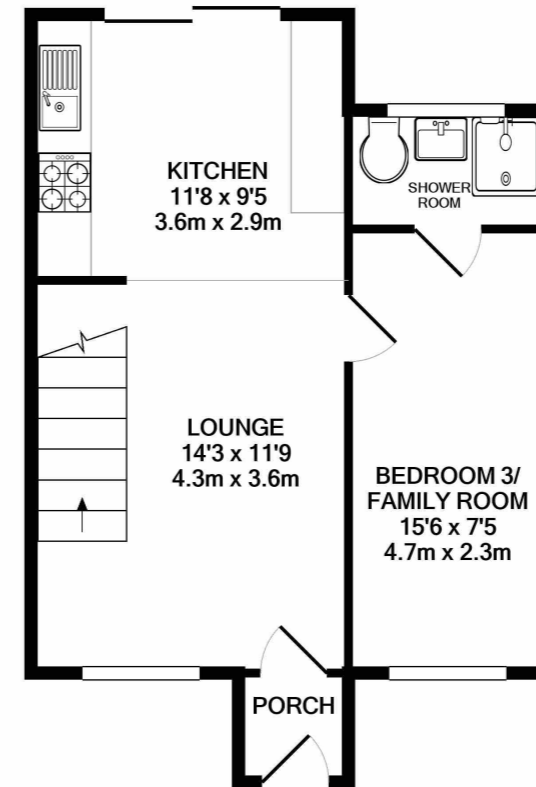
Situated in a popular location within convenient access of local shops and major transport links, is this very well presented two/three bedroom end of terraced property, which has been extended on the ground floor. The spacious accommodation comprises two good sized bedrooms on the first floor with a refitted shower room. To the ground floor there is porch, lounge, refitted kitchen/breakfast room and the third bedroom/second reception room with a refitted shower room. The property also benefits from double glazing, paved driveway parking, and an private enclosed rear garden.

- End Of Terraced
- Extremely Well Presented
- Two/Three Bedrooms
- Ground Floor Bedroom With En-Suite
- Extended Accommodation
- Refitted Kitchen
- Refitted First Floor Shower Room
- Private Enclosed Garden
- UPVC Double Glazing
- Gas Central Heating

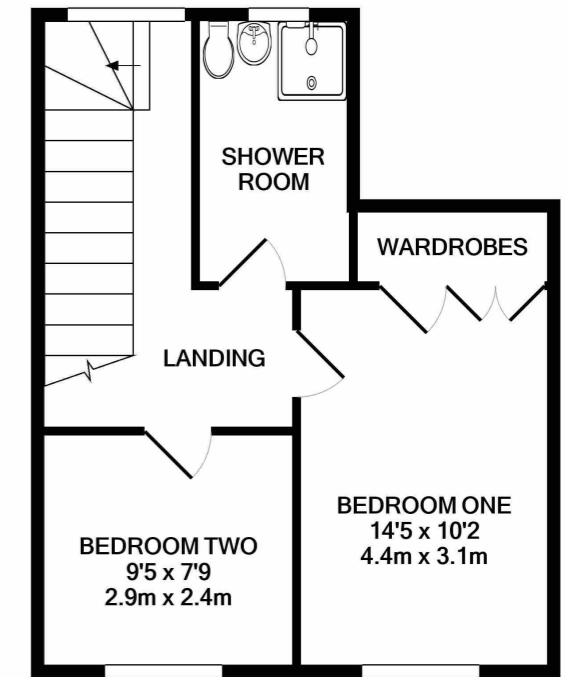
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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



1ST FLOOR

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

Porch

Lounge

14' 3" x 11' 9" (4.34m x 3.58m)

Kitchen/Breakfast Room

11' 8" x 9' 5" (3.56m x 2.87m)

Bedroom Three/Family Room

15' 6" x 7' 5" (4.72m x 2.26m)

Ground Floor Shower Room

First Floor

Landing

Bedroom One

14' 5" x 10' 2" (4.39m x 3.10m)

Bedroom Two

9' 5" x 7' 9" (2.87m x 2.36m)

First Floor Shower Room

Outside

Front & Driveway

Rear Garden

Council Tax Band

C