



Circuit Lane, Reading, Berkshire.

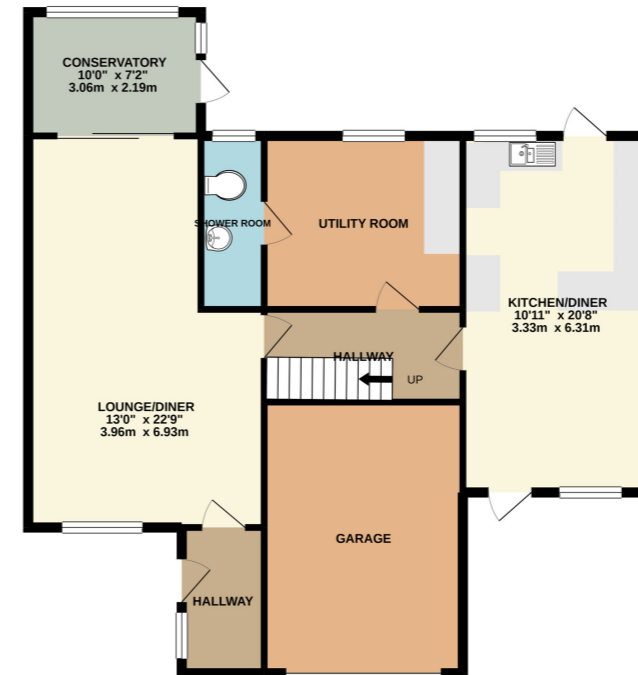
£450,000 Freehold

Offered to the market with no onward chain complications is this extended five bedroom semi detached home. The property is situated in a popular residential area, with easy access to various local amenities including primary and secondary schools, shops, and is close to bus routes that lead you to Reading town centre. Further accommodation includes a large lounge, kitchen diner, utility, cloakroom, conservatory and a first floor family shower room. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, a garage, and an enclosed rear garden.

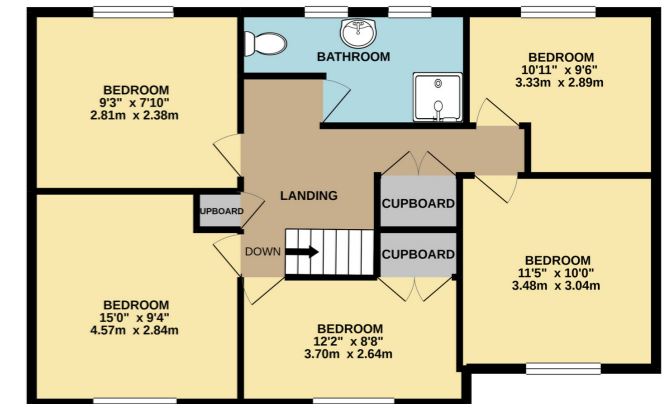
- Five Bedrooms
- Large Lounge
- Kitchen Diner
- Downstairs WC
- Utility Room
- Conservatory
- Driveway Parking
- Enclosed Rear Garden



GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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

Porch

Tiled flooring, single radiator, entrance into living room.

Living Room

22' 9" x 13' 0" (6.93m x 3.96m) Front aspect double glazed window, laminate wood flooring, television point, two double radiators.

Kitchen Diner

20' 8" x 10' 11" (6.30m x 3.33m) Tiled flooring, front and rear aspect double glazed windows, range of base and eye level units, one and a half sink with drainer, double radiator, French doors leading into rear garden.

Utility

Tiled flooring, rear aspect double glazed windows, space for white goods, tiled walls.

Cloakroom

Rear aspect double glazed window, tiled walls and flooring, low level wc, wash basin.

Conservatory

10' 0" x 7' 2" (3.05m x 2.18m) Double radiator, tiled flooring, access into garden.

First Floor

Landing

Laminate wood flooring, single radiator, built in storage.

Bedroom One

15' 0" x 9' 4" (4.57m x 2.84m) Front aspect double glazed window, single radiator, telephone point.

Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m) Front aspect double glazed window,

double radiator.

Bedroom Three

10' 11" x 9' 6" (3.33m x 2.90m) Rear aspect double glazed window, double radiator.

Bedroom Four

12' 2" x 8' 8" (3.71m x 2.64m) Front aspect double glazed window, built in storage, single radiator, laminate wood flooring.

Bedroom Five

9' 3" x 7' 10" (2.82m x 2.39m) Rear aspect double glazed window, single radiator, laminate wood flooring.

Bathroom

Vinyl flooring, tiled walls, low level wc, wash basin, shower, two rear aspect double glazed windows.

Outside

Driveway

Brick paved driveway providing parking for multiple vehicles. Side access into rear garden.

Rear Garden

Fence enclosed rear garden, nice patio area with a great sized lawn, lovely and open, almost like a sun trap.

Garage

Up and over garage door, with lighting and power.

Council Tax Band