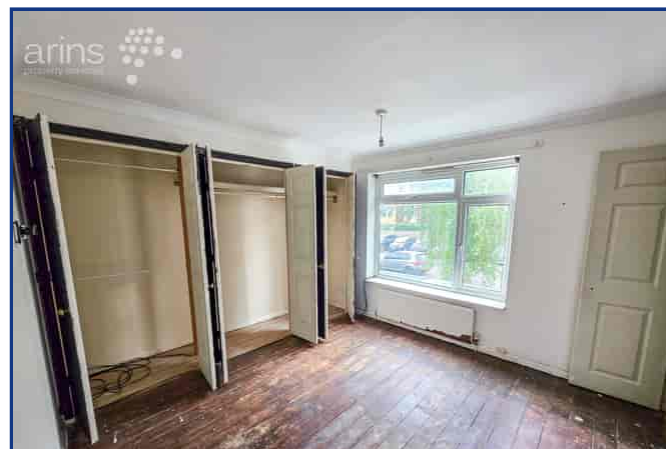
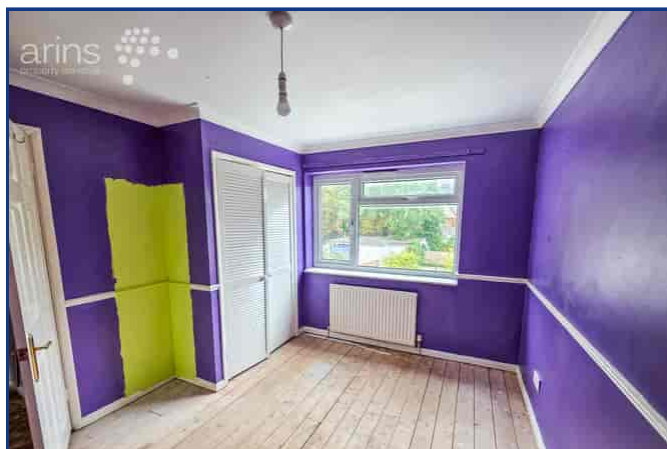


**38 Langdale Gardens, Earley, Reading, Berkshire.
RG6 5TX.**



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



**38 Langdale Gardens, Earley, Reading, Berkshire.
RG6 5TX.**

£315,000

Arins property services are pleased to offer for sale this spacious two bedroom middle terrace house situated in a very sought after location close to all amenities. The location is ideal as Reading town centre is only a short drive away and a regular bus service nearby takes just twenty minutes to the town centre. The accommodation to the ground floor offers hall, cloakroom, lounge/dining room, kitchen and conservatory. The first floor comprises landing, two good size bedrooms and family bathroom. Outside to the front is a small laid to lawn garden and to the rear is an enclosed rear garden with gated rear access and garage in nearby block. This property would suit a first time buyer or a small family. The location offers local shopping facilities including a Tesco Express and further afield a large ASDA superstore complex. For buyers with children the local primary school of Whiteknights is within walking distance and the Maiden Erlegh secondary school is only a short cycle ride away. For the commuter the M4 is less than a ten minute drive away. The property is available for immediate viewings. EPC to follow.

- Vacant possession and no onward chain
- Two good size double bedrooms
- Gas central heating and double glazed
- Lounge/dining room
- Conservatory
- Family bathroom and cloakroom
- Private rear garden
- Garage in block nearby
- Separate kitchen
- Close to all amenities
- Good school catchments

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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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.
Made with MyHomePlan.com

Property Description

GROUND FLOOR

Hall

Cloakroom

Lounge/dining room

3.95m x 6.85m (13' 0" x 22' 6")

Kitchen

2.89m x 2.80m (9' 6" x 9' 2")

Conservatory

3.71m x 3.04m (12' 2" x 10' 0")

FIRST FLOOR

Landing

Bedroom one

3.23m x 3.07m (10' 7" x 10' 1")

Bedroom two

3.59m x 3.07m (11' 9" x 10' 1")

Bathroom

2.07m x 1.43m (6' 9" x 4' 8")

OUTSIDE

Front garden

Rear garden

Garage

Council Tax Band

B