

8 Merrivale Gardens, Reading, Berkshire. RG2 8AR.



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£350,000 Freehold

Arins property Services are pleased to offer for sale this well maintained two bedroom extended semi detached house for sale. Situated in a popular south Reading location in central Berkshire just 3 miles from the town centre. The accommodation comprises hall, lounge, kitchen, dining room, lobby, ground floor W.C, two bedrooms and bathroom. To the outside is plenty of driveway parking and to the rear is a good size private garden. The location is fabulous as its close to all local amenities including a Morrisons, Aldi and Lidl supermarkets. There is a regular bus service nearby which takes just fifteen minutes to the town centre. For buyers with children both primary and secondary schools are within walking distance. For the commuter the M4 motorway is just a short drive away. Viewing highly recommended. EPC to follow

- Two good size bedrooms
- Ground floor extension
- Gas central heating
- Double glazed
- Driveway parking
- Quiet cul de sac locatiojn
- Private rear garden
- Modern kitchen and bathroom
- Ground floor wc
- Large lobby area providing additional storage
- Close to all amenities and local shops

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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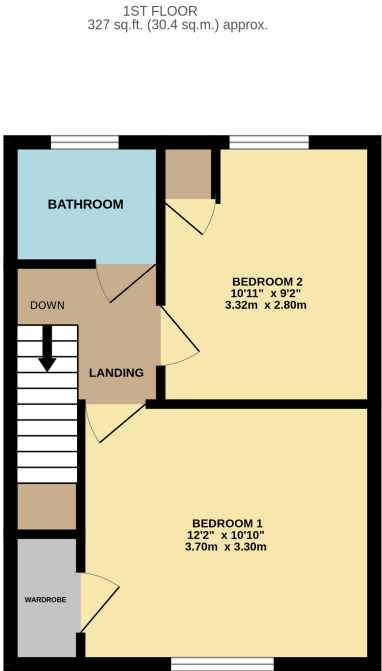
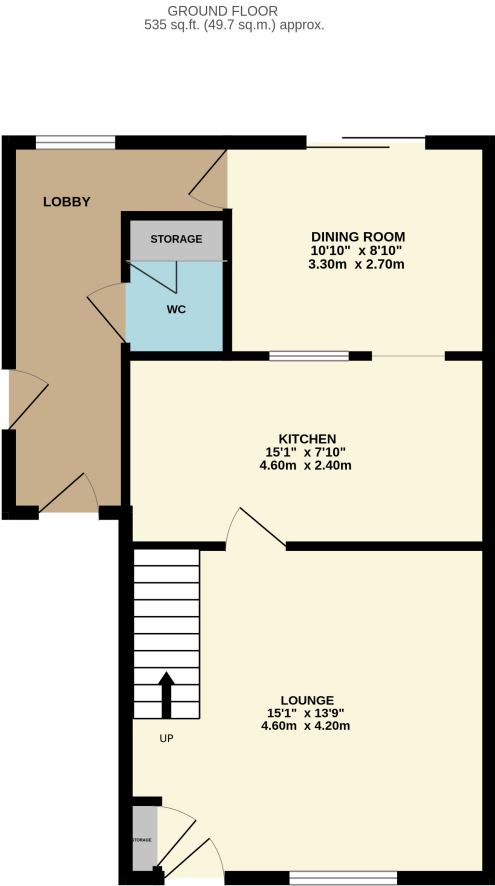


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 862 sq.ft. (80.1 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

Lounge

4.60m x 4.20m (15' 1" x 13' 9")

Kitchen

4.60m x 2.40m (15' 1" x 7' 10")

Dining room

3.30m x 2.70m (10' 10" x 8' 10")

Lobby

Ground floor W.C

FIRST FLOOR

Landing

Bedroom one

3.70m x 3.30m (12' 2" x 10' 10")

Bedroom two

3.20m x 2.80m (10' 6" x 9' 2")

Bathroom

OUTSIDE

Front driveway parking

Rear garden

Council Tax Band

B