

**Southcote Lane  
Reading  
Berkshire  
RG30 3AJ**

**£279,950  
(Freehold)**

**Two good sized bedrooms**

**30 minute walk to town centre and  
located on local bus routes.**

**Potential to add a conservatory or  
loft conversion (STPP)**



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**SAMUEL JAMES**

**Samuel James** presents to you this two bed terraced house located to the West of Reading offering spacious accommodation, a large rear garden and excellent transport links.

The property includes a Living/Dining Room, Kitchen, two good-size bedrooms and a family bathroom.

This property also benefits from a driveway for two cars, double glazing throughout along with extra storage space.

#### **Ground Floor:**

43.1 sq. m. (464 sq. ft.) approx.

#### **Entrance Hall:**

Access to Living/Dining Room, stairs leading to first floor. Under stairs storage.

#### **Living/Dining Room:**

The Living/Dining Room offers great living space, ideal for any family with a working fireplace (not tested) to add warmth. Front aspect double glazed window with access to rear garden. 7.1m x 3.4m (23' 2" x 11' 1")

#### **Kitchen:**

Provides ample space with a range of iron based level units. Built-in washer and fridge freezer. Space for free standing range master oven with extractor. Drainer with mixed tap. Cupboard housing boiler. Rear aspect double glazed window and access to rear garden. 3.2m x 2.7m (10'5" x 9")

#### **First Floor:**

49.0 sq. m. (527 sq. ft.) approx.

#### **Landing:**

Stairs to first floor landing consisting of doors to Master Bedroom and Bedroom two along with family bathroom. Airing cupboard housing hot water cylinder.

#### **Master Bedroom:**

Built-in wardrobe. Front aspect double glazed window.

#### **Bedroom Two:**

Built-in wardrobe. Rear aspect double glazed window.

#### **Family Bathroom:**

Shower over bath, hand basin and W/C. Rear aspect double glazed windows.

#### **Garden:**

Large rear garden with storage facilities.

#### **Key points:**

- Two good sized bedrooms
- Spacious accommodation
- Driveway with space for two cars

**Local Authority:** Reading Borough Council

#### **Nearest transport:**

- 26 bus route to Reading Town Centre
- Good access to M4 jnc 11/12

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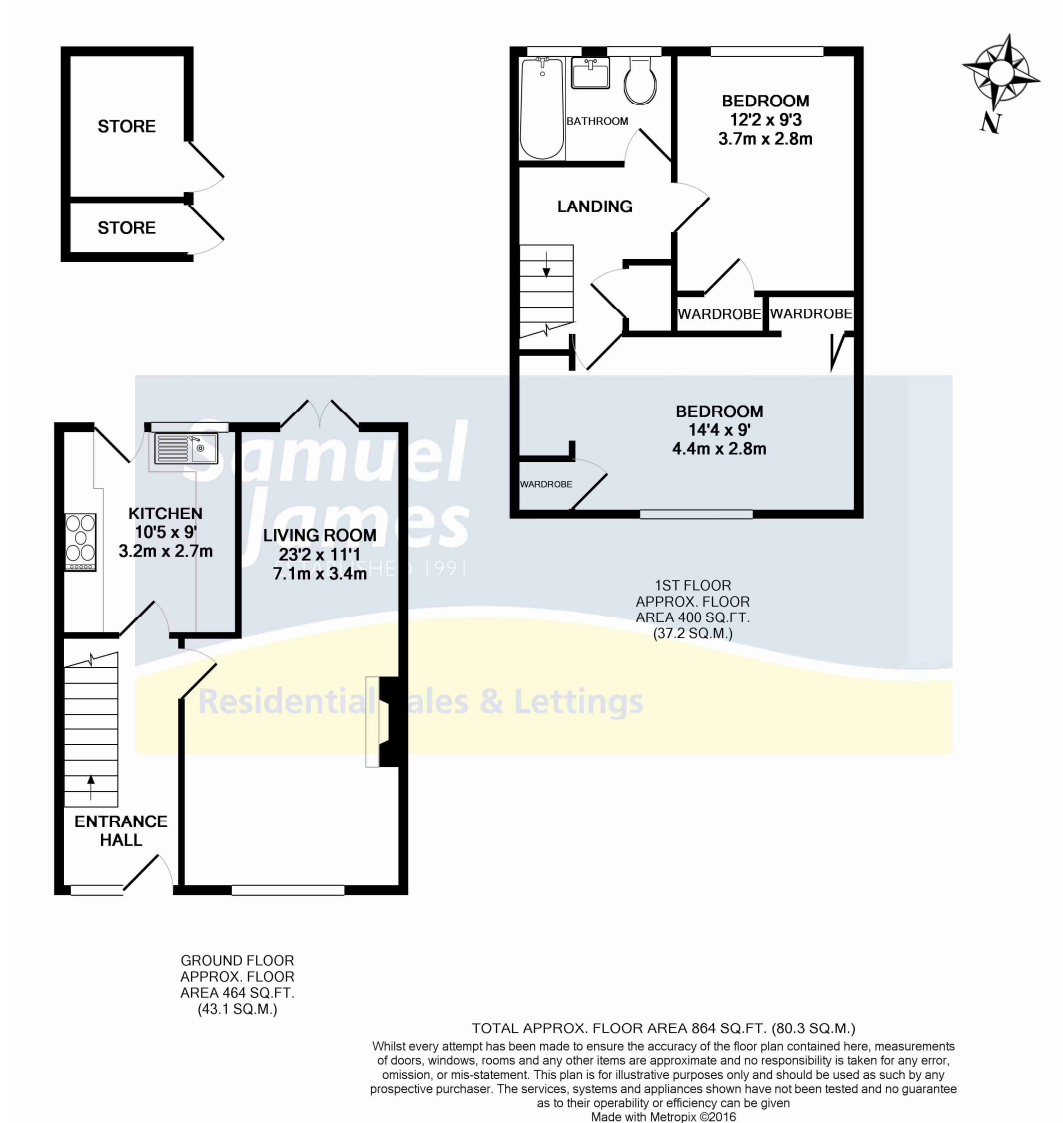
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## Floorplan



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