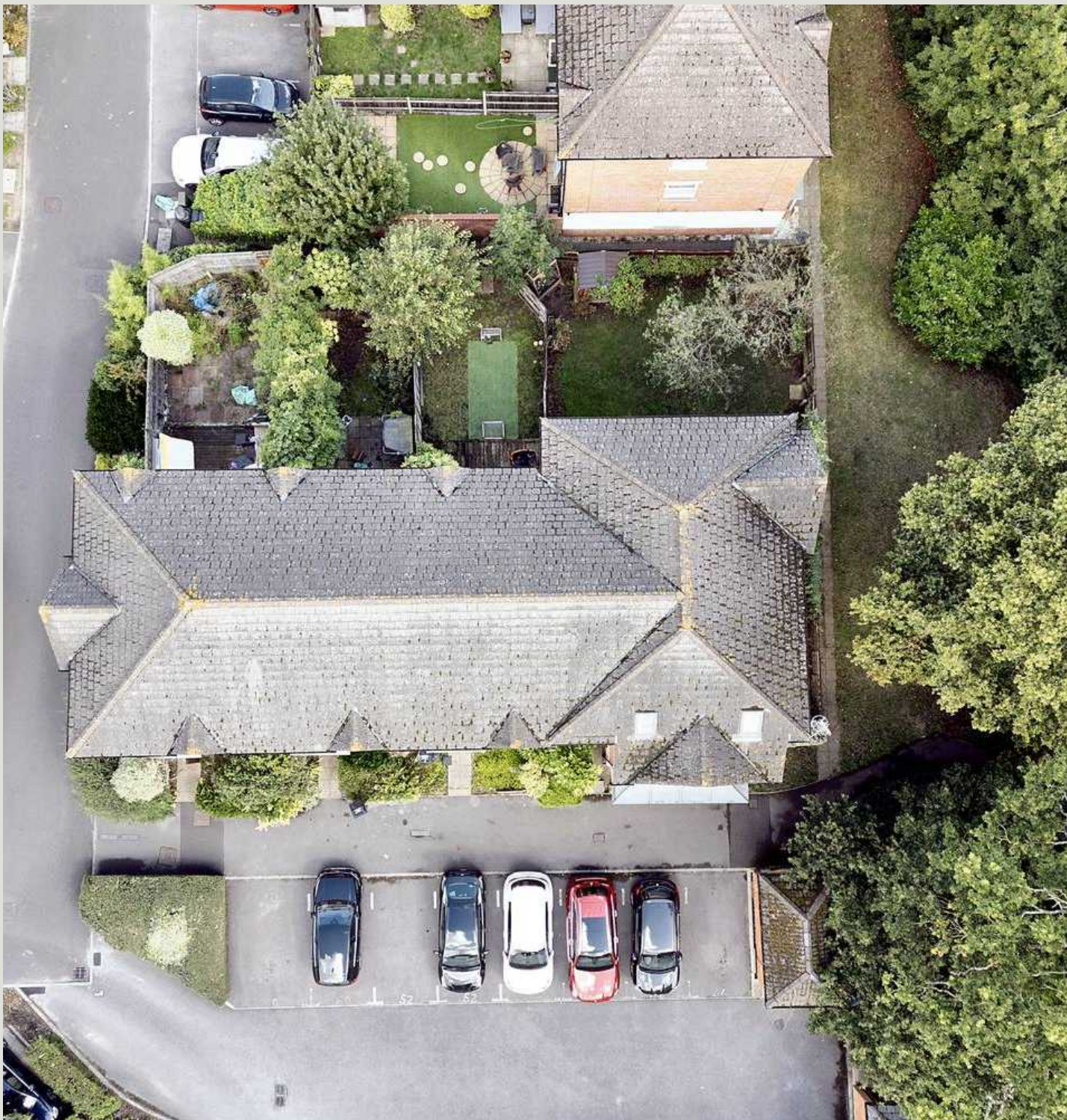




Bespoke
ESTATE AGENTS

54 Rossby, Shinfield
Guide Price £425,000



54 Rossby

Shinfield, Reading

Immaculately presented 3-bed Town House in Shinfield Rise. Stunning principle bedroom with dressing room and en-suite. Built-in wardrobes, Juliet balconies, spacious living area, and stunning kitchen. Enclosed garden with decking. Free from chain. Allocated parking. Ideal for discerning buyers
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautiful Decorative Order
- Impressive Principle Bedroom With Dressing Room & En-Suite Bathroom
- Ground Floor Cloakroom
- Juliet Balcony To All Bedrooms
- 15'7 x 15'6 Living Room
- Kitchen Breakfast Room With Integrated Appliances
- No Onward Chain Complications
- Three Double Bedrooms With Built In Wardrobes
- Desirable Shinfield Rise Setting
- Private Enclosed Garden & Allocated Parking

Entrance Hall

Stairs to 1st floor landing access to kitchen breakfast room and living room

Cloakroom

A white suite with low level WC, hand basin, tiled walls, radiator.

Living Room

15' 7" x 15' 5" (4.76m x 4.69m)

Rear aspect with French doors onto decking area and rear garden, further window overlooking garden, vinyl flooring, radiator.

Kitchen Breakfast Room

9' 9" x 8' 5" (2.97m x 2.57m)

An integrated luxury kitchen with composite work tops, matching eye and base level units, built in oven and hob with hood over, fitted dishwasher, space for washing machine, integrated fridge/freezer, tiled floors, window to front. Space for small table and chairs, radiator.

First Floor Landing

Access to bedrooms two, three and bathroom, window to front, stairs to 2nd floor.

Bedroom Two

15' 5" x 8' 10" (4.70m x 2.69m)

Rear aspect via Juliet balcony and further window, a range of fitted wardrobes, radiator.

Bedroom Three

10' 2" x 8' 8" (3.11m x 2.63m)

Front aspect, built in double wardrobe, radiator.

Bathroom

A four piece suite with enclosed shower cubicle, panel enclosed bath, W.C. wash hand basin, tiled splash backs, towel rail.





Second Floor Landing

Built in airing cupboard, door to bedroom one.

Bedroom One

25' 9" x 15' 5" (7.84m x 4.69m)

Front aspect via Juliet balcony, radiator, arch to dressing room. Dressing Room is rear aspect, a range of fitted floor to ceiling wardrobes, door to en-suite. Measurements include dressing room.

En-Suite

Rear aspect, four piece suite with enclosed shower cubicle, Enclosed bath. W.C. wash hand basin, tiled splash backs.

Garden

Wood decking, remainder is mainly laid to lawn, various flowers and shrubs, gateway granting rear pedestrian access.

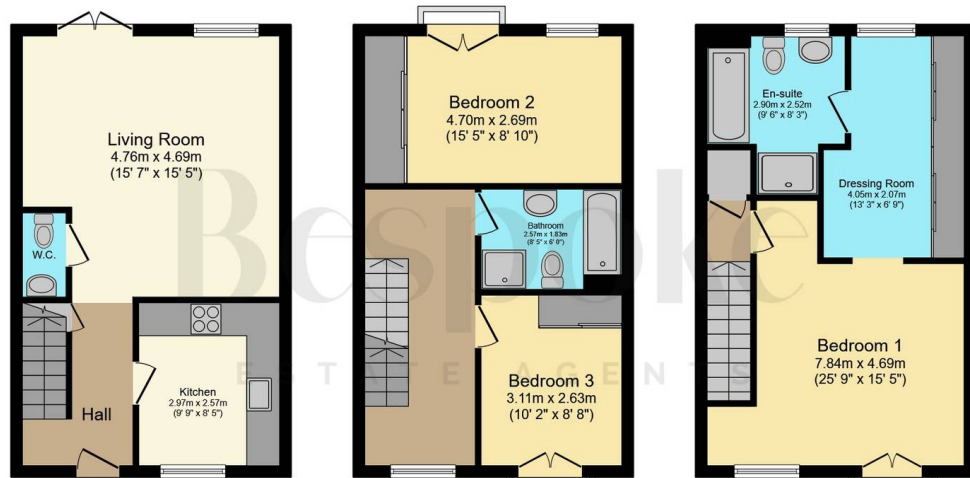
ALLOCATED PARKING

1 Parking Space

Located directly to the front of the property.







Ground Floor
 Floor area 36.7 m² (395 sq.ft.)

First Floor
 Floor area 36.7 m² (395 sq.ft.)

Second Floor
 Floor area 36.7 m² (395 sq.ft.)

TOTAL: 110.2 m² (1,186 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 