



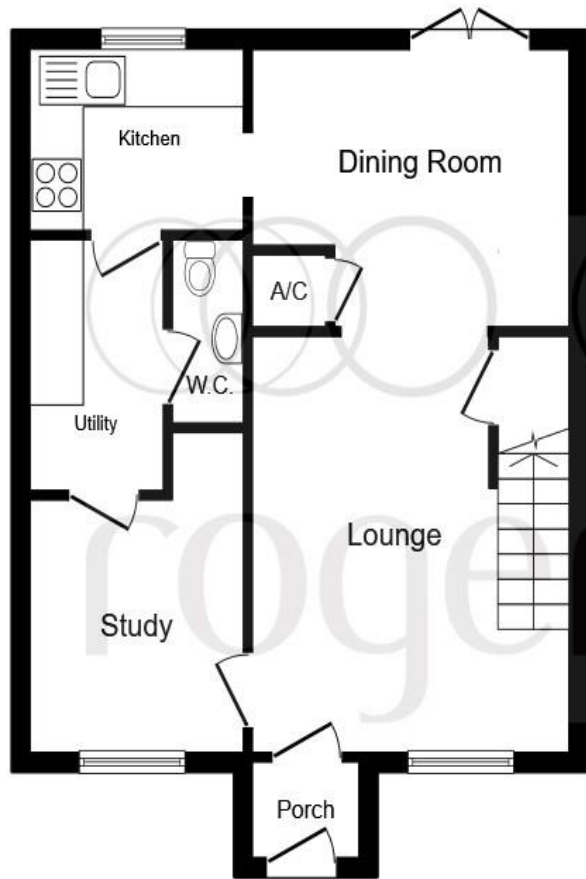
**Sellafeld Way, Lower Earley Reading RG6 3BT**

**welcome to**

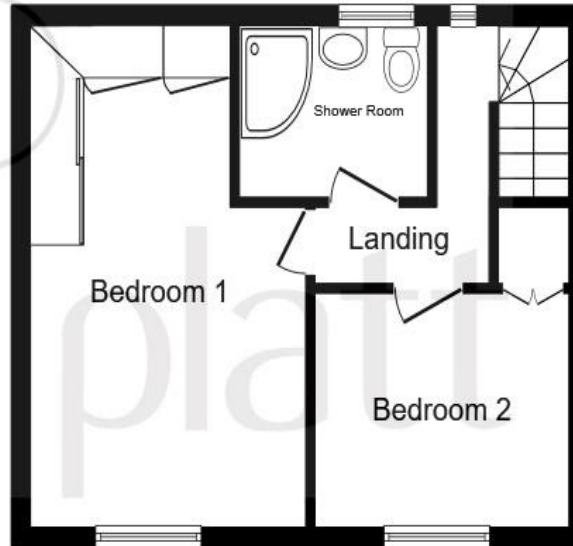
**Sellafield Way, Lower Earley Reading**

Offered with NO ONWARD CHAIN is this extended Pye built mid terrace home which is situated in a popular cul-de-sac position and benefits from cloakroom, lounge with dining area, study, kitchen, two bedrooms and shower room. Outside there is an enclosed garden and driveway parking.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Cloakroom**

**Lounge Open To The Dining Area**

14' 3" x 11' 7" ( 4.34m x 3.53m )

**Dining Area**

9' 4" x 11' 7" ( 2.84m x 3.53m )

**Study**

9' 6" x 8' ( 2.90m x 2.44m )

**Kitchen**

7' 5" x 6' 5" ( 2.26m x 1.96m )

**Landing**

**Bedroom One**

10' 4" x 14' 7" to wardrobe ( 3.15m x 4.45m to wardrobe )

**Bedroom Two**

9' 4" x 7' 8" ( 2.84m x 2.34m )

**Shower Room**

**Enclosed Garden**

**Driveway Parking**

Total floor area 77.7 sq.m. (836 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

welcome to

## Sellafield Way, Lower Earley Reading

- Offered with NO ONWARD CHAIN
- Pye Built Terrace Home
- Cloakroom, Lounge/dining area, Study
- Kitchen, Two Bedrooms
- Driveway Parking, Enclosed Garden

Tenure: Freehold EPC Rating: C

guide price

**£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOE107427 - 0009

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