



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



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**Sellafield Way, Lower Earley Reading**

Offered with no onward chain this two bedroom mid terrace property is an ideal first home or investment opportunity. Set back off the popular Sellafield Way this home is ideally positioned for schools. The property further benefits from a Southerly facing garden.





## Entrance Hall

## Lounge

14' 1" x 12' ( 4.29m x 3.66m )

## Kitchen

12' x 9' 5" ( 3.66m x 2.87m )

## Landing

## Bedroom One

12' x 11' 4" ( 3.66m x 3.45m )

## Bedroom Two

10' 3" x 6' 1" ( 3.12m x 1.85m )

## Bathroom

## Enclosed Garden

Total floor area 58.0 m<sup>2</sup> (624 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). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Sellafield Way, Lower Earley Reading

- No Chain
- Southerly facing garden
- Popular location
- Open plan living
- Within 0.5 miles of local shops and bus routes

Tenure: Freehold EPC Rating: C

guide price

**£349,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOE108327 - 0005

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