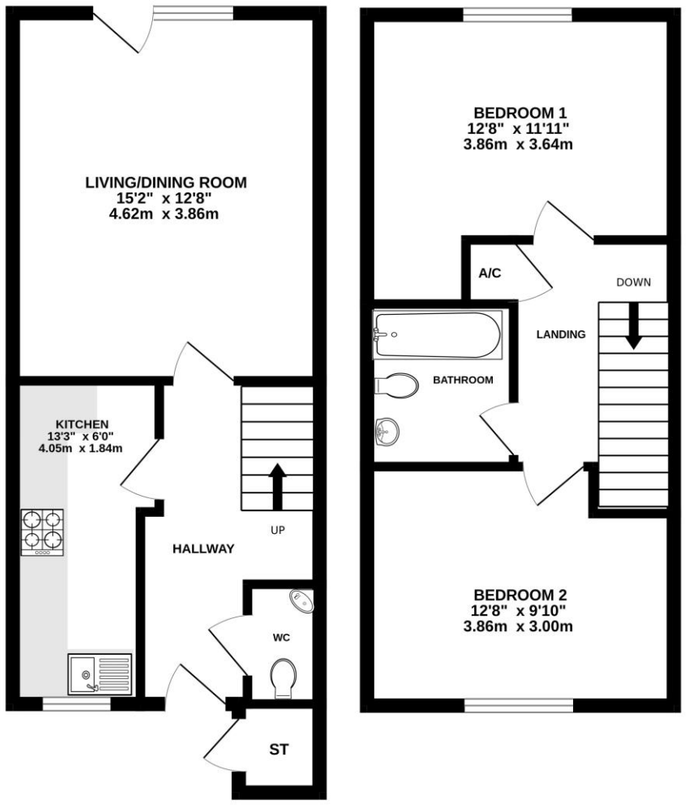
. . . move with ease

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 738sq.ft. (68.6 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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Price £300,000 Freehold

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45 Valentia Road, Reading, Berkshire, RG30 1DH

Price £300,000 Freehold

Masons are proud to offer to the market this modern and well presented 2 double bedroom terrace family home situated in West Reading close to Reading town centre & mainline station, Reading West train station and local amenities including a post office, a variety of shops, bus stops, restaurants and pubs. The spacious accommodation comprises of a 13ft modern kitchen, a 15ft living/dining room, a downstairs WC, a 12ft bedroom 1, a 12ft second bedroom and a modern family bathroom. Further benefits include gas central heating, UPVC double glazing, an allocated parking space and a private rear garden. VIEWING RECOMMENDED.

- 2 double bedrooms
- Close to Reading Town Centre and mainline station
- 13ft modern kitchen
- 15ft living/dining room
- Gas central heating
- UPVC double glazing
- Downstairs WC
- Close to local amenities
- Private garden

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Front door opens into the hallway which boasts stairs to the first floor landing and doors to....

Kitchen:
13'3" x 6"
Double glazed with a front aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, sink with drainer, gas hob with extractor above, oven along with space and plumbing for further appliances.

Living Room:
15'2" x 12'8"
Double glazed with a rear aspect and a door onto the garden.

WC:

Fitted with a low level WC and hand wash basin.

The first floor landing boasts an airing cupboard and doors to...

Bedroom 1:
12'8" x 11'11"
Double glazed with a rear aspect.

Bathroom:

Fitted with a panel enclosed bath, low level WC and hand wash basin.

Bedroom 2:
12'8" x 9'10"
Double glazed with a front aspect.

Outside:

To the rear the garden is mainly laid to lawn but boasts a patio area, bordered by mature shrubs, hedges and enclosed by timber fencing. To the front the property boasts a storage cupboard, a path leading to the pavement and onto the allocated parking space.

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.