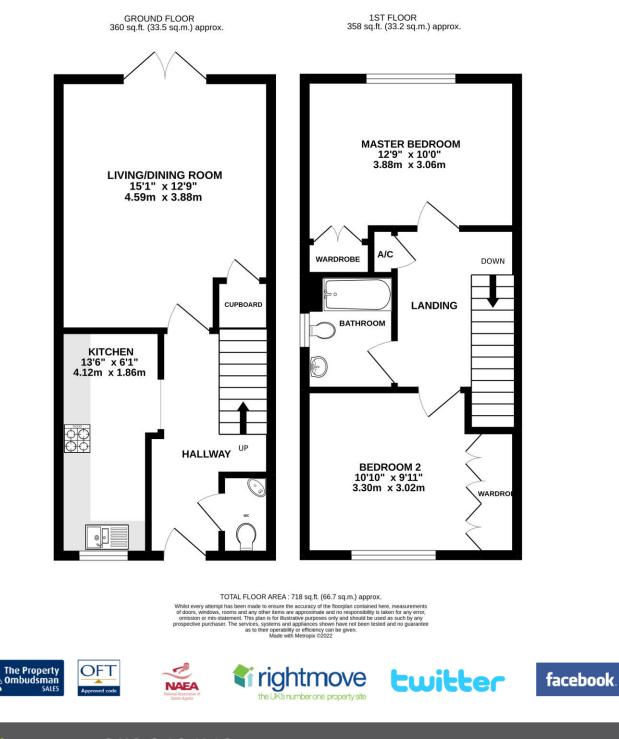
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39 Battle Place, Reading, Berkshire, RG30 1AJ Price £320,000 Freehold

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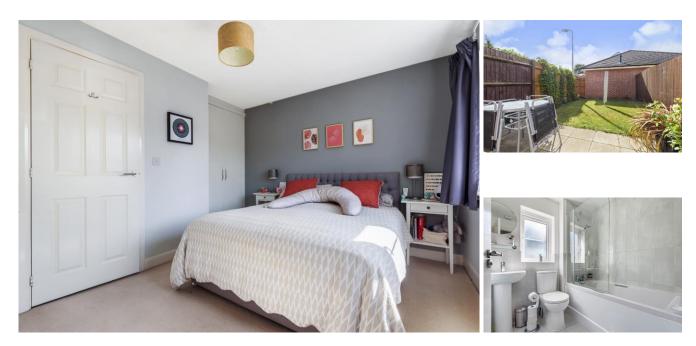
39 Battle Place, Reading, Berkshire, RG30 1AJ Price £320,000 Freehold

Masons are proud to offer to the market this immaculately presented, two bedroom end of terrace house 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 15ft living/dining room with patio doors leading to the rear garden, a 13ft modern kitchen with integral appliances, a 12ft Master bedroom with fitted wardrobe, a 12ft second bedroom again with built in wardrobes and a modern family bathroom. Further benefits include gas central heating, UPVC double glazing, an allocated parking space and a fully enclosed West facing rear garden with side access. VIEWING RECOMMENDED.

- 15ft living/dining room
- 13ft modern kitchen
- 12ft master bedroom
- 10ft second bedroom
- Allocated parking
- Walking distance to Reading town centre & nearby train stations
- Close to local amenities
- Gas central heating & UPVC double glazing
- Downstairs WC

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Front door opens into the spacious hallway which has a storage cupboard, stairs to the first floor landing, an opening to the Kitchen and doors to:

WC:

Fitted with a low level WC and corner hand wash basin.

Kitchen:

13'6" x 6'1" Double glazed with a front aspect, fitted with a range of eve and base level units with roll edge tops, integral appliances including a dishwasher, oven, gas hob with extractor above, as well as a 1.5 sink with drainer.

Living/Dining Room: 15'1" x 12'9" Double glazed with a rear aspect, boasting an under stairs storage cupboard and patio doors leading to the garden.

The first floor landing boasts an airing cupboard and has doors to:

Master bedroom: 12'9" x 10' Double glazed with a rear aspect and built in wardrobe.

Family bathroom: Double glazed with a side aspect, fitted with a panel enclosed bath, low level WC and hand wash basin.

Second bedroom: 10'10" x 9'11" Double glazed with a front aspect and built in wardrobes.

Outside:

To the rear the West facing garden is fully enclosed and mainly laid to lawn but boasts a patio area and side access. To the front of the property lies a small garden which

is mainly laid to lawn and an allocated car parking space nearby.