



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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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39 Battle Place, Reading, Berkshire, RG30 1AJ  
Price £320,000 Freehold

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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 eye 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.

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