



13 Southcote Lane
, RG30 3AA

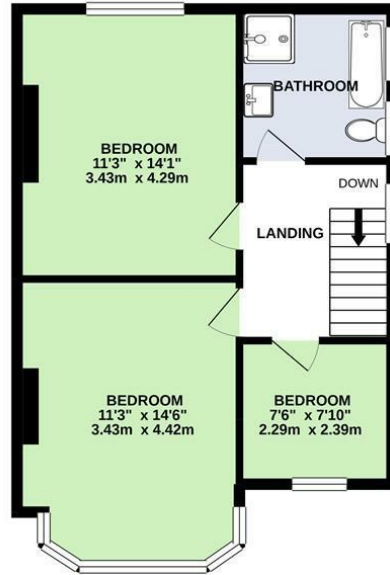
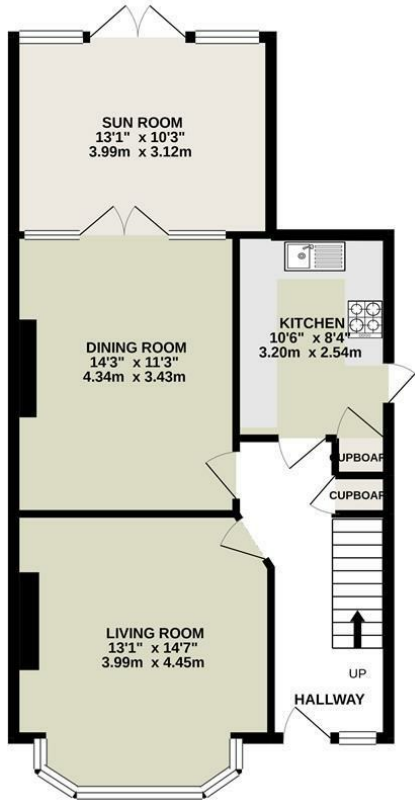
Guide price £550,000 Freehold

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GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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DESCRIPTION:

VP - 360 VIRTUAL TOUR.

Presented to the market is this stunning three bedroom character semi detached house with off road parking and a rear garden circa 240ft in depth. The property comprises entrance hallway, living room, dining room, sun room and kitchen. On the first floor there are three generous size bedrooms and an immaculate four piece bathroom suite. The property has double gates leading to the rear garden which is made up of lawn, decking area and storage shed. Internal viewings are highly recommended.

SUMMARY OF ACCOMMODATION:

- CHARACTER PROPERTY
- GAS CENTRAL HEATING
- THREE RECEPTION ROOMS
- WALKING DISTANCE TO READING CENTRE
- CIRCA 240FT REAR GARDEN
- STUNNING CONDITION
- REFITTED BATHROOM SUITE
- SIDE ACCESS

ADDITIONAL INFO:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT:

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