



Ilbury Close, Shinfield, Reading, RG2 9DE

£390,000

Walmsley

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A three bedroom semi-detached house requiring modernisation, situated in a popular residential cul-de-sac. The accommodation comprises entrance hall, living/dining room, kitchen, breakfast room, cloakroom, landing, three first floor bedrooms and a bathroom suite. Further benefits of this property include driveway parking, garage and generous gardens.

Situated within easy reach of excellent public transport links, local schools, and a variety of amenities, this home offers both convenience and a great quality of life. Nearby green spaces provide opportunities for outdoor activities, while larger shopping destinations, including Wokingham and Reading's Oracle Shopping Centre, are just a short drive away. Viewing is highly recommended. No onward chain. EPC rating D. Council tax band D.

PROCEEDABLE VIEWERS ONLY

Tenure - Freehold

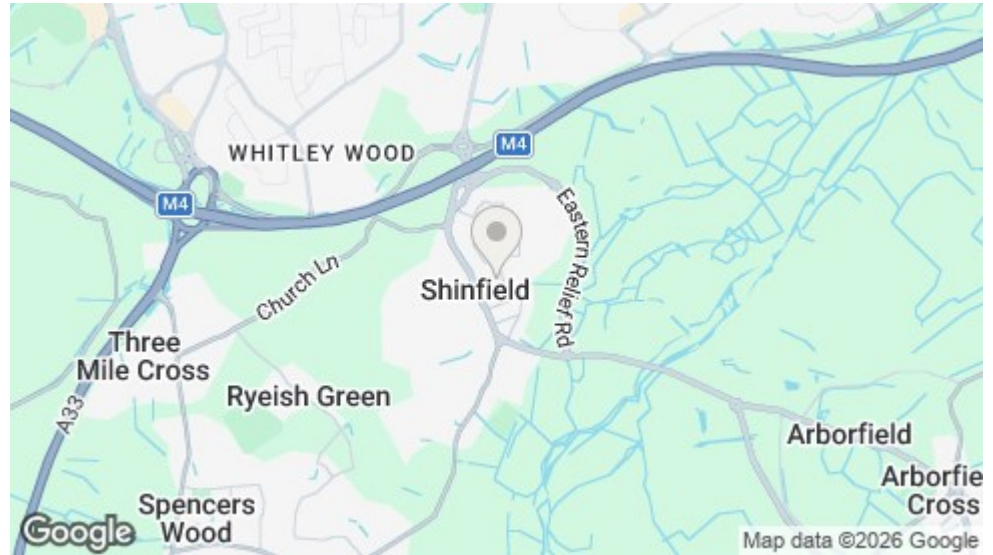




- Downstairs WC
- 21ft kitchen
- Cul-de-sac
- 3 Reception rooms
- 3 Bedrooms
- No chain

3 2 3





**Approximate Gross Internal Area 1385 sq ft - 129 sq m
(Including Garage)**

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 506 sq ft – 47 sq m

Garage Area 181 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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