



MODBURY GARDENS, BERKSHIRE, RG2 7PD
OFFERS IN EXCESS OF £300,000 FREEHOLD

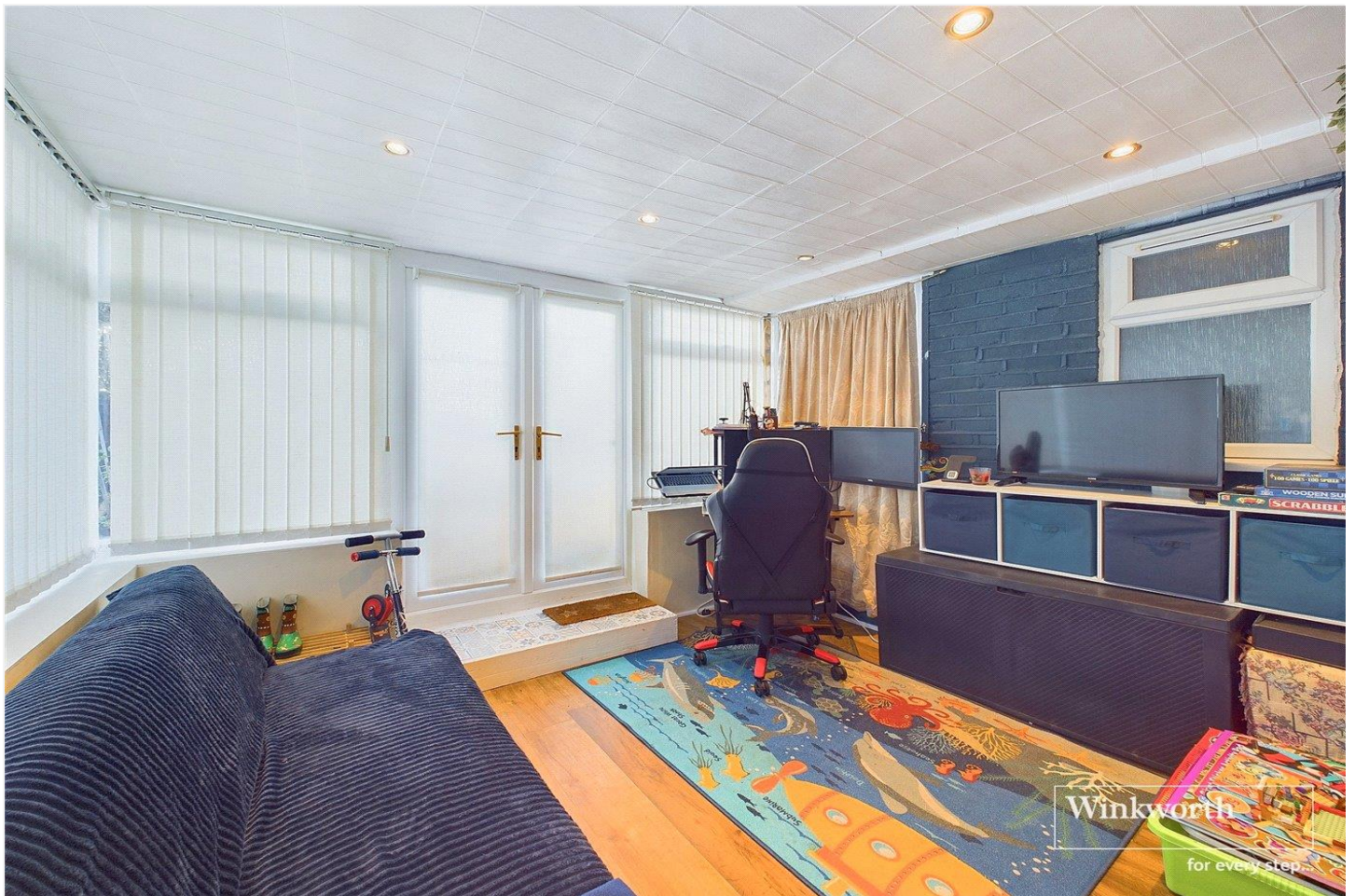
TWO BEDROOM SEMI-DETACHED HOUSE IN SOUTH READING SET ON LARGE PLOT

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DESCRIPTION:

Positioned in a highly desirable residential area in south Reading, this semi-detached property boasts a welcoming living room, a galley style kitchen, a convenient cloakroom, and a sunlit conservatory that enhances the living space. With two spacious double bedrooms and a family bathroom, this home offers comfortable living accommodation for couples or small families.

The property also features a driveway with an electric vehicle (EV) charger, side access, and a generously sized fully enclosed garden, providing a perfect balance of convenience and privacy. The interior is flooded with natural light, creating a warm and inviting ambiance throughout.

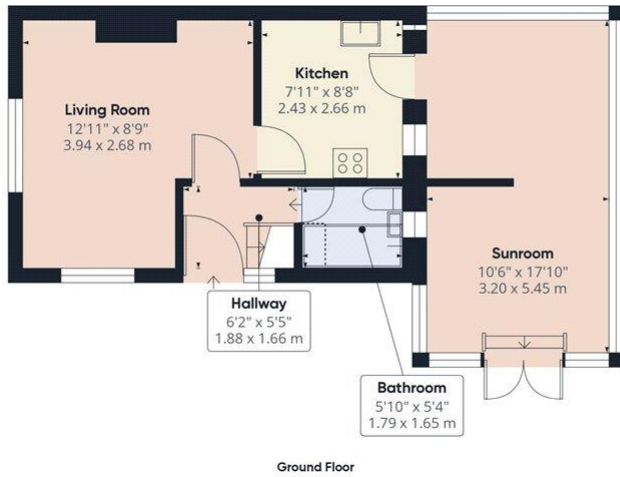
The kitchen and cosy living room offer ideal spaces for both cooking and relaxation. Situated in proximity to local amenities, schools, and transport links, this residence offers a harmonious combination of comfort and convenience. Don't miss the chance to make this delightful property your own. Contact us today to schedule a viewing.

AT A GLANCE

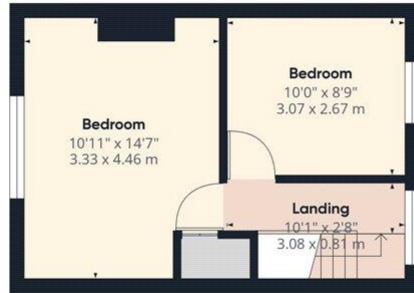
- Two Double Bedrooms
- Semi-Detached House
- Driveway Parking
- EV Charger
- Large Fully Enclosed Garden
- Large Conservatory
- Potential To Extend







Ground Floor



Floor 1

Approximate total area^m
 782.64 ft²
 72.71 m²

Reduced headroom
 3.61 ft²
 0.34 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

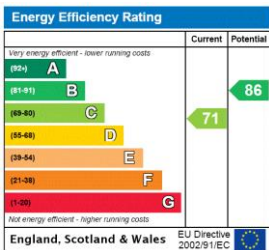
GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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