



## Lexington Grove, Reading, RG2 8UG

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Asking Price: **£290,000**

Freehold

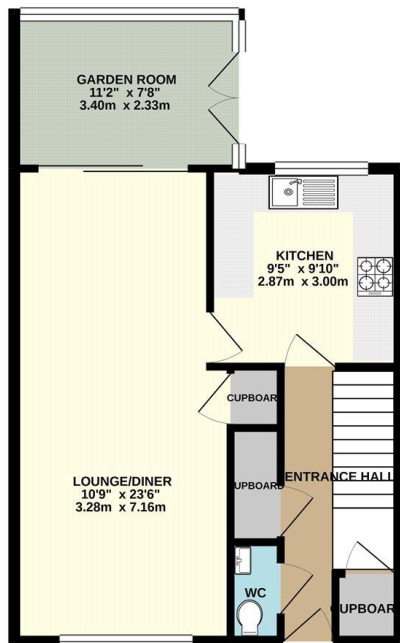
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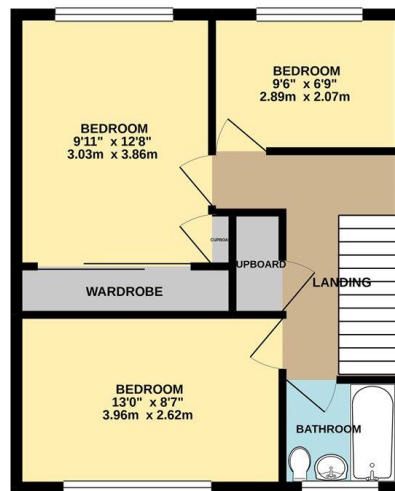
- Three Bedrooms
- Mid Terrace
- South Reading
- Residents Parking
- Upstairs Bathroom
- Close to Amenities

A three bedroom mid terrace property located to the South of Reading and close to a wide range of local amenities, Reading town centre and mainline train station. Offering spacious and flexible accommodation comprising; kitchen, spacious lounge/diner, garden room with doors to the garden and a downstairs WC. Upstairs there are three bedrooms and a family bathroom whilst to the rear is an enclosed garden. The property also benefits by residents parking. Viewing is recommended.

GROUND FLOOR  
535 sq. ft. (49.7 sq. m.) approx.



1ST FLOOR  
449 sq. ft. (41.8 sq. m.) approx.



TOTAL FLOOR AREA: 984 sq. ft. (91.5 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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**0118 9575455**

[reading@parkersproperties.co.uk](mailto:reading@parkersproperties.co.uk)  
[www.parkersproperties.co.uk](http://www.parkersproperties.co.uk)

Parkers Reading

25-26 Market Place, Reading, Berkshire,  
RG1 2DG

**parkers**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

