



Bespoke
ESTATE AGENTS

12 Inglewood Court Reading
£240,000



12 Inglewood Court Liebenrod Road

Reading, Reading

Recently refurbished two bedroom maisonette with garage, no onward chain and spacious living accommodation arranged over two floors. Ideal first time buy or investment.

Council Tax band: C Tenure: Leasehold EPC: D

- Recently refurbished throughout with new carpets and fresh decoration, ready to move straight into.
- Ideal first time purchase or buy to let investment with strong rental appeal in a popular location.
- No onward chain complications, allowing for a smoother and potentially quicker transaction.
- Well balanced two bedroom layout arranged over two floors with clear separation of living and sleeping space.
- Generous living room with ample space for both seating and everyday relaxation.
- Separate dining area providing defined entertaining space rather than a single open plan room.
- Built in wardrobes to both bedrooms, plus additional storage cupboard in the principal room.
- Fully boarded loft space offering excellent additional storage and potential hobby use.
- Garage located in a nearby block, ideal for parking or secure storage.
- Situated within Inglewood Court RG30, convenient for local amenities and transport links.

Entrance Hall

You step into a welcoming entrance hall with space for coats and shoes, keeping the main living space private from the front door. From here, stairs rise to the first floor where the principal living accommodation begins.

First floor

Living Room

11' 9" x 15' 10" (3.58m x 4.83m)

A generously proportioned main reception room stretching the full depth of the property. There is ample space for a full sofa suite and additional furniture without compromising flow. The size allows for natural zoning, whether that is a relaxed seating area or a defined media wall. A large window to the front provides excellent natural light.

Dining Room

6' 9" x 6' 11" (2.06m x 2.11m)

Positioned between the living room and kitchen, this separate dining area comfortably accommodates a table and chairs, ideal for everyday meals or entertaining. It keeps the layout sociable while still offering clearly defined spaces rather than a single open plan arrangement. Perfect views over the communal gardens.

Kitchen

6' 11" x 7' 10" (2.11m x 2.39m)

Fitted along three sides to maximise storage and worktop space, the kitchen is practical and efficient. There is room for essential appliances, and its position at the rear of the property provides a natural separation from the main reception space while remaining easily accessible from the dining area.

Landing

The landing provides access to both bedrooms and the bathroom, creating a practical and well balanced upper floor layout. There is also access to a fully boarded loft space, ideal for additional storage and offering potential for use as a hobbies room, subject to the usual consents and regulations.





Bedroom 1

11' 2" x 11' 8" (3.40m x 3.56m)

A well proportioned principal bedroom with space for a double bed and additional furniture. The room benefits from built in wardrobes as well as a further storage cupboard, maximising practicality without reducing usable floor space. The dimensions are generous for a property of this overall size, offering genuine comfort rather than compromise.

Bedroom 2

7' 10" x 9' 10" (2.39m x 3.00m)

A genuine second bedroom, ideal as a guest room, child's bedroom or home office. The room also benefits from built in wardrobes, ensuring storage is already catered for without compromising the usable floor area. The layout makes it easy to position a bed and additional furniture comfortably.

Bathroom

5' 11" x 5' 11" (1.80m x 1.80m)

Fitted with a bath, WC and wash hand basin, the bathroom is neatly arranged and conveniently positioned off the landing to serve both bedrooms.

Communal Garden

The property benefits from well maintained communal gardens, predominantly laid to lawn with mature trees and established planting. The grounds provide attractive green space for residents to enjoy, offering a sense of openness and calm without the responsibility of private garden maintenance.

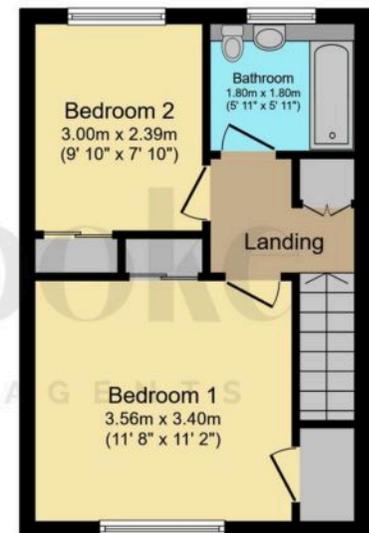
Garage

Garage located in nearby block





First Floor
Floor area 32.0 sq.m. (344 sq.ft.)



Second Floor
Floor area 32.0 sq.m. (344 sq.ft.)

Total floor area: 63.9 sq.m. (688 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io