



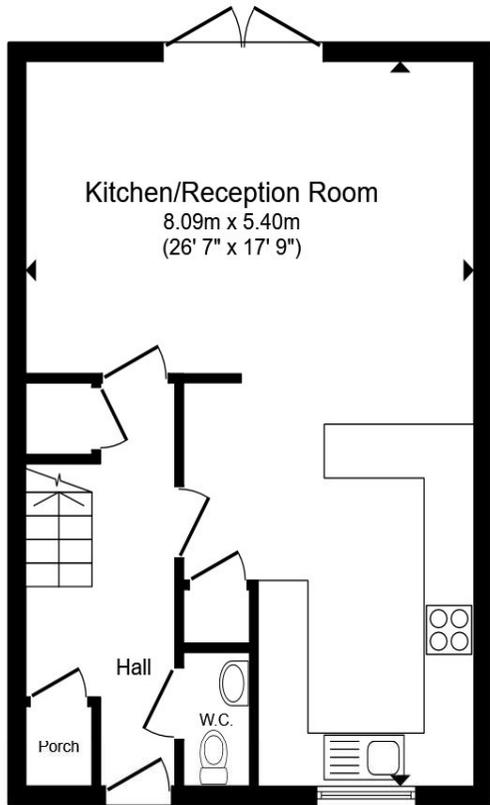
**Clements Close, Spencers Wood Reading RG7 1HH**

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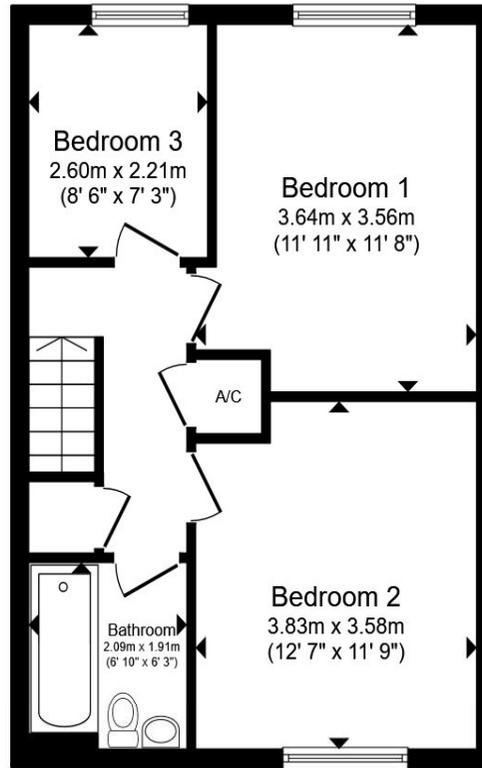
**Clements Close, Spencers Wood Reading**

We present to you this three bedroom home in the popular area of Spencers Wood. Accommodation comprises lounge which is open plan to spacious kitchen with ample storage and useful breakfast bar, ground floor WC, three first floor bedrooms and modern family bathroom.

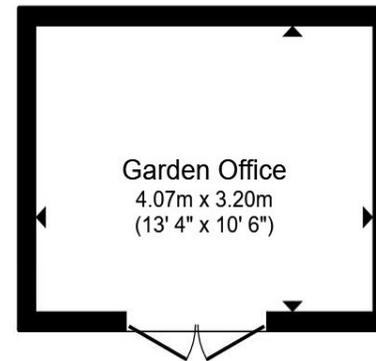




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 100.4 m<sup>2</sup> (1,081 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

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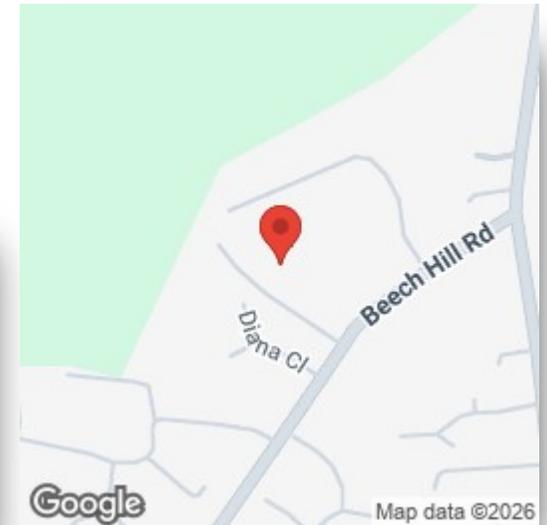
## Clements Close, Spencers Wood Reading

- Three Bedrooms.
- Downstairs WC.
- Open Plan Living Area.
- Large Office/Games Room In Garden.
- Open Fields To The Rear.

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOE109000 - 0003

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Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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