

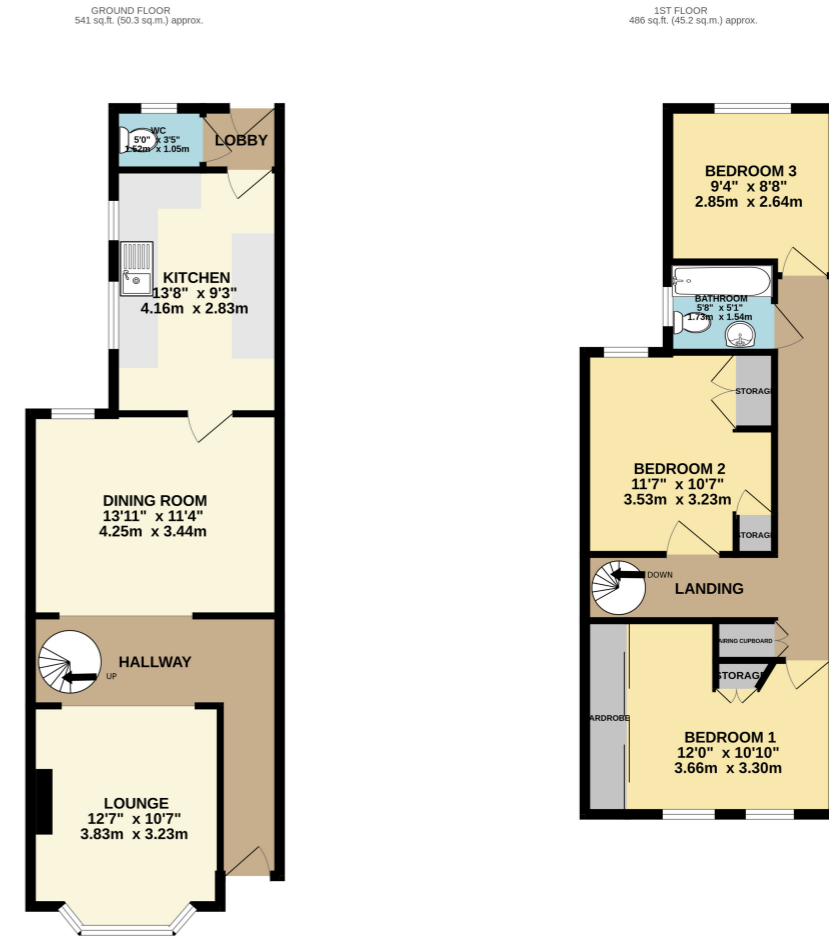


Pangbourne Street, Reading, Berkshire.

£325,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this three bedroom Victorian terraced property. The property is situated within walking distance to a bus route leading to Reading town centre, is close to Reading West train station, while being close to various other local shops and amenities. Further accommodation includes an open plan lounge diner, good sized kitchen, downstairs wc, and a first floor family bathroom. Other features include gas central heating, double glazed windows, and an enclosed rear garden.

- Three Bedrooms
- Open Plan Lounge Diner
- Downstairs WC
- First Floor Bathroom
- Close to Reading West Train Station
- No Onward Chain
- Close to Reading Town Centre
- Enclosed Rear Garden



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.  
While 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 suitability or efficiency can be given.  
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Property Description

Ground Floor

Entrance Hall

Access into open plan lounge diner, double radiator.

Living Room

12' 7" x 10' 7" (3.84m x 3.23m) Front aspect double glazed bay fronted window, double radiator, television point.

Dining Area

13' 11" x 11' 4" (4.24m x 3.45m) Rear aspect double glazed window, double radiator.

Kitchen

13' 8" x 9' 3" (4.17m x 2.82m) Range of base and eye level units, single bowl with drainer, space for white goods, home to boiler, side aspect double glazed window, vinyl flooring.

Downstairs WC

5' 0" x 3' 5" (1.52m x 1.04m) Low level wc, rear aspect double glazed window, vinyl flooring, double radiator, partly tiled walls.

First Floor

Landing

Access to all first floor rooms.

Bedroom One

12' 0" x 10' 10" (3.66m x 3.30m) Two front aspect double glazed windows, double radiator, built in wardrobes.

Bedroom Two

11' 7" x 10' 7" (3.53m x 3.23m) Rear aspect double glazed window, double radiator, built in storage.

Bedroom Three

9' 4" x 8' 8" (2.84m x 2.64m) Rear aspect double glazed window, single radiator, television point.

Bathroom

5' 8" x 5' 1" (1.73m x 1.55m) Side aspect double glazed window, low level wc, panel enclosed bath with shower, wash basin, vinyl flooring, tiled walls.

Outside

Rear Garden

Enclosed rear garden, consists of mainly concrete and lawned areas.

Council Tax Band

C

