



Belmont Road, Reading, Berkshire.

£299,950 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this very well presented two double bedroom Victorian terraced property. The property is within walking distance of Reading West train station, while being close to Reading town centre and has excellent access to various local shops and amenities, as well as being round the corner from Prospect Park. Further accommodation includes two reception rooms, a refitted kitchen, and two refitted bathrooms. Other features includes gas central heating, double glazed windows throughout, and an enclosed rear garden.

- Two Double Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Refitted Kitchen
- Sun Room / Storage Area
- No Onward Chain
- Close to Reading West Train Station
- Close to Reading Town Centre



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Measure 2020/21

**Property Description**

**Ground Floor**

**Living Room**

13' 4" x 11' 6" (4.06m x 3.51m) Front aspect double glazed bay fronted windows, laminate wood flooring, television point, double radiator.

**Dining Room**

11' 6" x 10' 10" (3.51m x 3.30m) Rear aspect double glazed window, double radiator, laminate wood flooring, understairs storage.

**Kitchen**

8' 11" x 7' 6" (2.72m x 2.29m) Range of base and eye level units, single bowl with drainer, space for white goods, space for oven, tiled flooring, side aspect double glazed window.

**Bathroom**

7' 0" x 4' 1" (2.13m x 1.24m) Tiled walls and flooring, double radiator, side and rear aspect double glazed window, low level wc, walk in shower, pedestal wash basin.

**Sun Room**

9' 0" x 4' 1" (2.74m x 1.24m) Access into rear garden.

**First Floor**

**Landing**

Access into both first floor double bedrooms.

**Bedroom One**

11' 6" x 11' 0" (3.51m x 3.35m) Rear aspect double glazed window, laminate wood flooring, double radiator.

**Ensuite**

8' 7" x 7' 0" (2.62m x 2.13m) Panel enclosed bath with shower, low level wc, pedestal wash basin, heated towel rail, tiled walls and flooring, rear aspect double glazed window.

**Outside**

**Parking**

Street parking available offered on a first come first served basis.

**Rear Garden**

Fence enclosed rear garden, patio space with artificial lawn at rear.

**Council Tax Band**

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