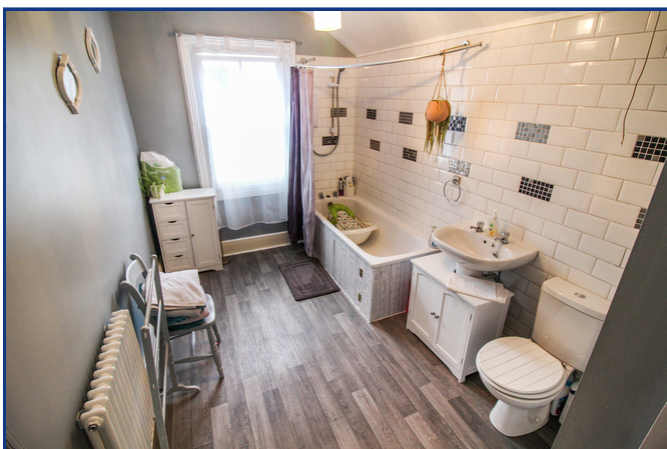


93 Beecham Road, Reading, Berkshire. RG30 2RB.



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93 Beecham Road, Reading, Berkshire. RG30 2RB

£270,000 Freehold

Offered to the market with no onward chain complications is this well presented three bedroom mid terrace home. The property is within walking distance to Reading West train station, while being close to Reading town centre and also excellent access to various other local shops and amenities. Further accommodation includes a separate lounge, separate dining room, a refitted kitchen, and a refitted first floor bathroom. Other features include gas central heating, bay fronted window, and a large enclosed rear garden.

- Three Bedrooms
- Lounge
- Dining Room
- Refitted Kitchen
- Refitted Bathroom
- Large Rear Garden
- Gas Central Heating
- No Onward Chain

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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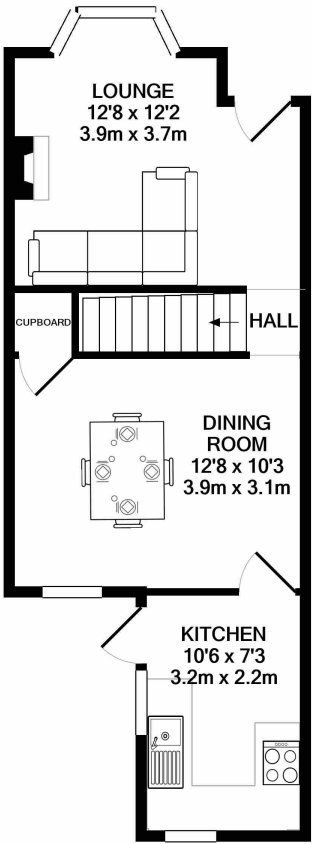


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

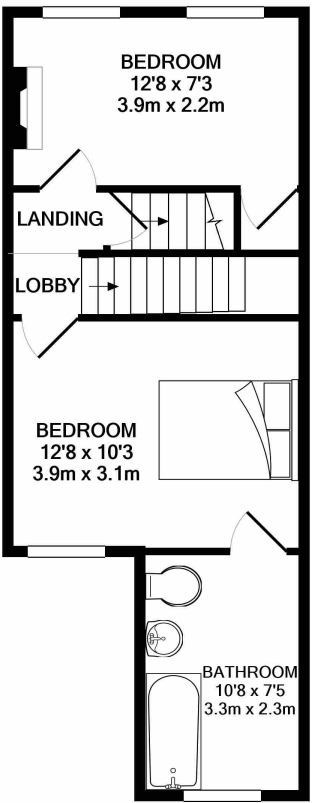
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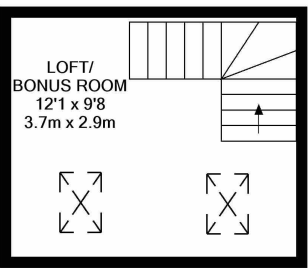
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Property Description

Ground Floor

Lounge

12' 8" x 12' 2" (3.86m x 3.71m) Laminate wood flooring, bay fronted front aspect sash windows, feature fire place, television point.

Dining Room

12' 8" x 10' 3" (3.86m x 3.12m) Laminate wood flooring, single radiator, rear aspect sash window, understairs storage.

Kitchen

7' 3" x 10' 6" (2.21m x 3.20m) Laminate wood flooring, rear and side aspect double glazed windows, single sink with drainer, gas hob and oven with overhead fan, plumbing for washing machine, space for fridge freezer, range of base and eye level units, tiled walls, access into garden.

First Floor

Landing

Access into first floor bedrooms, access to loft conversion.

Bedroom One

12' 8" x 10' 3" (3.86m x 3.12m) Single radiator, rear aspect sash window, access to bathroom.

Bathroom

7' 5" x 10' 8" (2.26m x 3.25m) Laminate wood flooring, double radiator, panel enclosed bath with separate shower, pedestal hand basin, low level w/c, rear aspect sash window.

Bedroom Two

12' 8" x 7' 3" (3.86m x 2.21m) Single radiator, front aspect sash window, under stairs storage.

Second Floor

Bedroom Three

12' 10" x 9' 8" (3.91m x 2.95m) Two skylights.

Outside

Rear Garden

Enclosed rear garden, decking area leading to a grassed area with flowerbeds.

Council Tax Band

