## Wilton Road, Reading, Berkshire. RG30.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk















Arins Tilehurst - Available from the 19th May and offered furnished is this three bedroom Victorian terraced home. The property is in close proximity of Reading West train station, while being close to a bus route which leads to Reading town centre and has excellent access to various local shops and amenities. Further accommodation includes a spacious open plan lounge/diner, a kitchen with utility cupboard, a family bathroom and a separate first floor shower room. Other features include double glazed windows, gas central heating and enclosed low maintenance rear garden. (Advertising photos from December 2023 when property last let).

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 ely 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





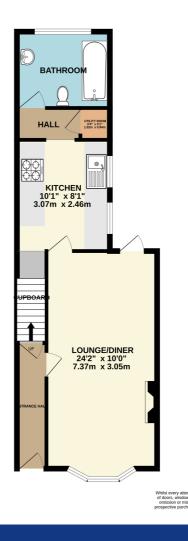
£1,650 pcm

- Three Bedroom
- Large Lounge/ Dining Room
- Furnished Property
- Private Rear Garden
- Close to Public Transport
- Two Bathrooms
- Gas Central Heating
- Available 19th May



GROUND FLOOR 559 sq.ft. (52.0 sq.m.) approx.

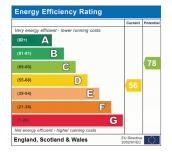




## **Property Description**

## **Council Tax Band**

В



1ST FLOOR 480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) appr s been made to ensure the accuracy of the floorplan on ns and any other items are approximate and no responent. This plan is for illustrative purposes only and sh

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