



Amblecote Road, Tilehurst, Reading.

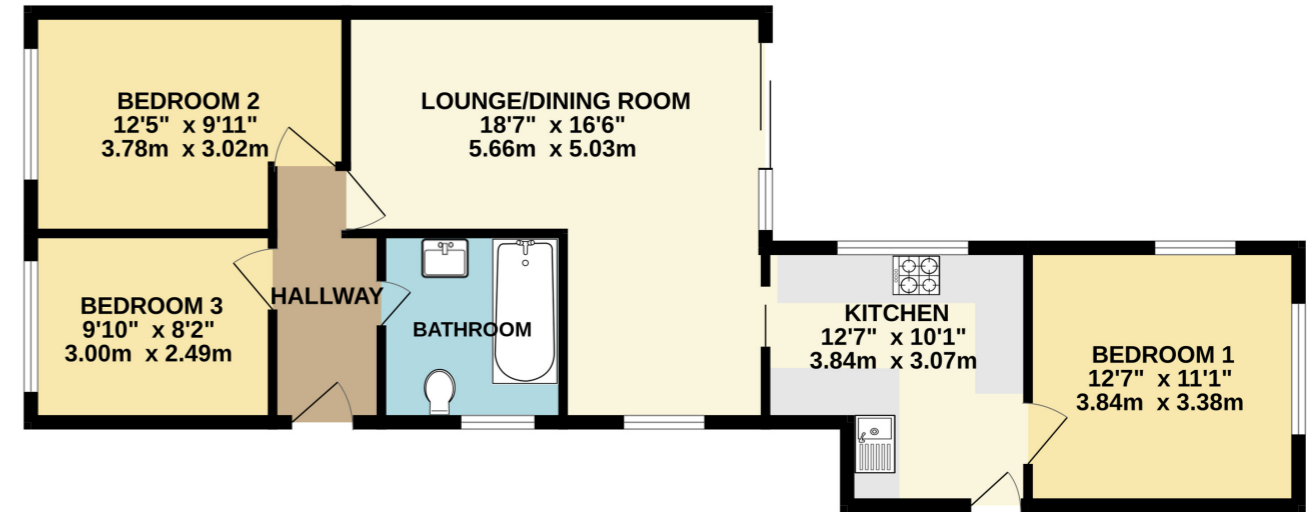
£400,000 Freehold

Arins Tilehurst - Offered to the market with NO ONWARD CHAIN COMPLICATIONS is this three bedroom semi detached bungalow. The property is within walking distance of Prospect park, is close to a bus route leading to Reading town centre and is a reasonable distance from various local shops and amenities. Further accommodation includes a lounge/ dining room, fitted kitchen and a family bathroom. Other features include gas central heating, double glazed windows, driveway parking for a number of vehicles and an enclosed rear garden.

- NO ONWARD CHAIN
- Three Bedrooms
- Lounge Dining Room
- Fitted Kitchen
- Refitted Family Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Close to Prospect Park



GROUND FLOOR



Whilst 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 operability or efficiency can be given.  
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Property Description

**Ground Floor**

**Entrance Hall**

Access to lounge, bathroom, bedroom two and three, loft hatch, laminated wood flooring.

**Lounge Dining Room**

18' 7" x 16' 6" (5.66m x 5.03m) Side aspect double glazed window, sliding patio door leading to rear garden, fitted wall lights, feature fireplace, double radiator, door leading to kitchen, laminated wood flooring.

**Kitchen**

12' 7" x 10' 1" (3.84m x 3.07m) Front and side aspect double glazed windows, a range of eye and base level units, double bowl sink, fitted five ring gas hob with separate electric oven, fitted breakfast bar, plumbing for washing machine, door leading to rear garden and separate door to bedroom one, tiled floor.

**Bedroom One**

12' 7" x 11' 1" (3.84m x 3.38m) Rear and side aspect double glazed window, double radiator, laminated wood flooring.

**Bedroom Two**

12' 5" x 9' 11" (3.78m x 3.02m) Front aspect double glazed, single radiator, various fitted wardrobes with eye level storage units, laminated wood flooring.

**Bedroom Three**

9' 10" x 8' 2" (3.00m x 2.49m) Front aspect double glazed window, single radiator, laminated wood flooring.

**Family Bathroom**

Side aspect double glazed window, panel enclosed bath with shower, low level WC, wash hand basin with vanity unit, tiled floor and walls, heated towel rail.

**Council Tax Band**

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