

Beecham Road, Reading, Berkshire.

£315,000 Freehold

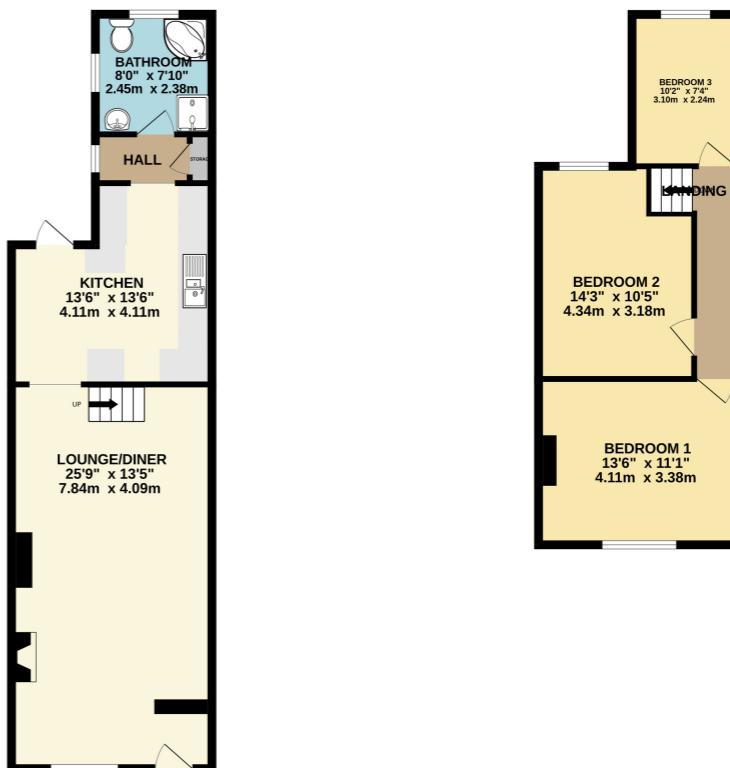
Arins Property Services - Offered to the market is this well presented three bedroom Victorian terraced property. The property is located in a desirable location, within walking distance to Reading West train station, while being close to Reading town centre and also excellent access to various other local shops and amenities. Further accommodation includes an open plan lounge diner, a kitchen breakfast room, and a four piece ground floor bathroom. Other features include gas central heating, double glazed windows, and a good sized enclosed rear garden.

- Three Bedrooms
- Open Plan Lounge Diner
- Kitchen Breakfast Room
- Four Piece Bathroom Suite
- Close to Reading West Train Station
- Close to Town Centre
- Enclosed Rear Garden
- Gas Central Heating





GROUND FLOOR 1ST FLOOR



BEECHAM ROAD

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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

Property Description

Ground Floor

Lounge Diner

25' 9" x 13' 5" (7.85m x 4.09m) Front aspect double glazed window, fireplace, three wall mounted radiators, wood flooring, television point, stairs leading to first floor.

Kitchen Breakfast Room

13' 6" x 13' 6" MAX (4.11m x 4.11m) Door leading into garden, range of base and eye level units, one and a half bowl with drainer, space for white goods, vinyl flooring.

Pantry

Bathroom

8' 0" x 7' 10" (2.44m x 2.39m) Side and rear aspect double glazed window, low level wc, panel enclosed bath, shower, wash basin with vanity, tiled walls and flooring, extractor fan.

First Floor

Landing

Access to all first floor rooms, laminate wood flooring, radiator, loft hatch.

Bedroom One

13' 6" x 11' 1" (4.11m x 3.38m) Front aspect double glazed window, laminate wood flooring, double radiator.

Bedroom Two

14' 3" x 10' 5" (4.34m x 3.17m) Rear aspect double glazed window, single radiator, laminate wood flooring.

Bedroom Three

10' 2" x 7' 4" (3.10m x 2.24m) Rear aspect double glazed window, laminate wood flooring, wall mounted radiator.

Outside

Rear Garden

Fence enclosed rear garden, patio slabbed area leading to good sized lawn.

Council Tax Band

C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (82+)		
A		
(81-91)		
B		
(69-80)		
C		71
(55-68)		
D		
(38-54)		
E		
(21-38)		
F		53
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		