

Spey Road, Tilehurst, Reading, Berkshire. RG30.



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£1,600 pcm

Arins Property Services - Offered to the rental market and available from the 1st December is this part furnished / unfurnished two bedroom mid terrace property. The property is situated close to local amenities and bus route into Reading Town centre. The property offers accommodation to including lounge/diner, refitted modern kitchen and W/C to the ground floor. To the first floor the property benefits from family bathroom, and two bedrooms. There is also a low maintenance enclosed rear garden. Street parking.

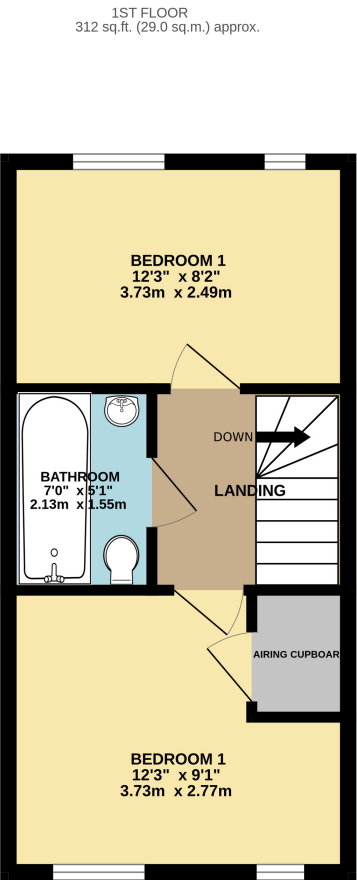
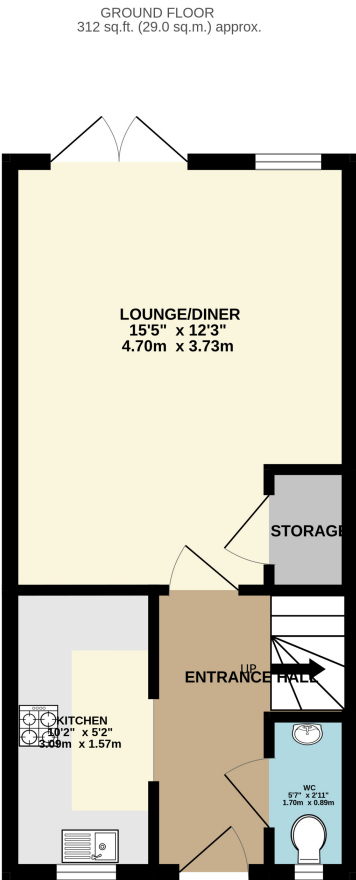
- Two Bedrooms
- Downstairs W/C
- Re-fitted Kitchen
- Close to Bus Routes
- Part Furnished or Unfurnished
- Available 1st December
- EPC Rating B
- Enclosed Rear Garden

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



TOTAL FLOOR AREA : 625 sq.ft. (58.0 sq.m.) approx.

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 Kitchen, Lounge/Diner, and Downstairs WC. Stairs to First Floor.

Downstairs WC

Front aspect double glazed window. Low level WC. Wash hand basin.

Kitchen

5' 2" x 10' 2" (1.57m x 3.10m)
Front aspect double glazed window. Matching base and wall units with fitted work surface over. Sink and Drainer. Gas hob. Electric Oven. Extractor Fan. Fitted Fridge/Freezer. Washing machine.

Lounge / Diner

12' 3" x 15' 5" (3.73m x 4.70m)
Rear aspect double glazed double doors to the Rear Garden.
Rear aspect double glazed window. Under Stairs Cupboard.

First Floor

Landing

Access to both Bedrooms and Family Bathroom

Bedroom One

8' 2" x 12' 3" (2.49m x 3.73m)
Two rear aspect double glazed windows.

Family Bathroom

5' 1" x 7' 0" (1.55m x 2.13m)
Bathroom suite comprising of low level WC, wash hand

basin, and bath with shower over.

Bedroom Two

9' 1" x 12' 3" (2.77m x 3.73m)
Two front aspect double glazed windows.

Outside

Rear Garden

Enclosed rear garden with back entrance. Storage shed.

Parking

Unrestrictive On-Street Parking

Council Tax Band

C

