

Fairford Road, Tilehurst, Reading.

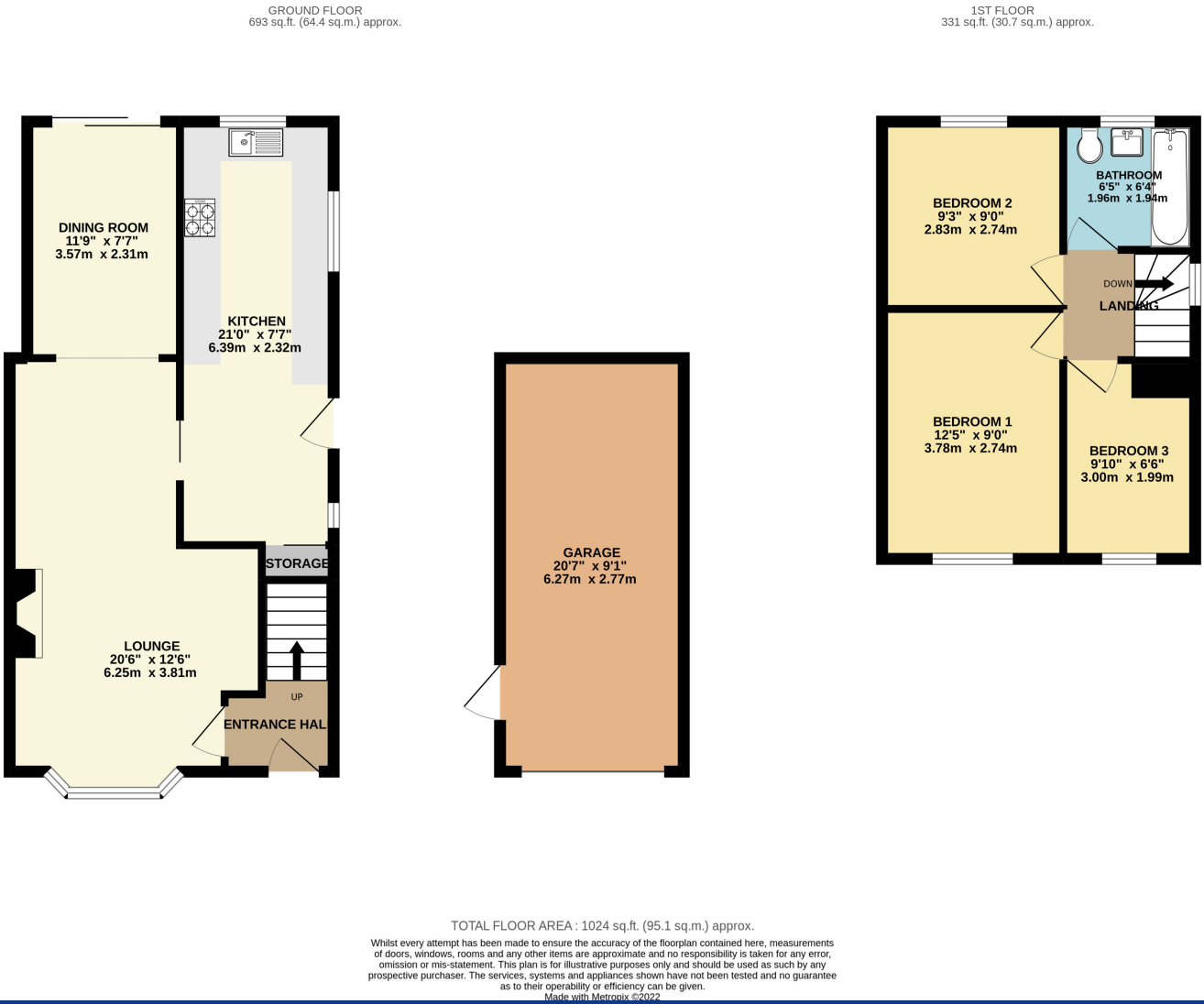
£400,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications, is this three bedroom semi detached 'cooks' built property. The property is situated in an extremely desirable location, being within walking distance of Tilehurst train station, while also being on a bus route to Reading town centre and is close to various local shops and amenities, as well as various local primary and secondary schools. Further accommodation includes a large lounge with an extension to create a dining room, good sized kitchen, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, a detached single garage, and a large enclosed rear garden.

- Three Bedrooms
- Potential to Extend (STPP)
- Refitted Bathroom
- Driveway Parking
- Detached Single Garage
- Enclosed Rear Garden
- Close to Tilehurst Train Station
- No Onward Chain







Property Description

Ground Floor

Hallway

Stairs leading to first floor, single radiator, telephone point.

Living Room

20' 6" x 12' 6" MAX (6.25m x 3.81m) Front aspect double glazed bay fronted window, double radiator, television point, log burner.

Dining Room

11' 9" x 7' 7" (3.58m x 2.31m) Sliding doors into rear garden, double radiator.

Kitchen

21' 0" x 7' 7" (6.40m x 2.31m) Rear and side aspect double glazed window, range of base and eye level units, single sink with drainer, gas hob with extractor hood and single oven, understairs storage cupboard, space for white goods, single radiator, vinyl flooring.

First Floor

Landing

Access to all first floor rooms, side aspect double glazed window, loft hatch.

Bedroom One

12' 5" x 9' 0" (3.78m x 2.74m) Front aspect double glazed window, laminate wood flooring, double radiator, television point.

Bedroom Two

9' 3" x 9' 0" (2.82m x 2.74m) Rear aspect double glazed window, double radiator, laminate wood flooring.

Bedroom Three

9' 10" x 6' 6" (3.00m x 1.98m) Front aspect double glazed window, laminate wood flooring, double radiator.

Bathroom

6' 5" x 6' 4" (1.96m x 1.93m) Panel enclosed bath with shower, low level wc, wash basin with vanity unit, tiled walls and flooring, rear aspect double glazed window, heated towel rail, downlights.

Outside

Driveway

Parking provided for multiple vehicles, also lawn area out front of property.

Garden

Fence enclosed rear garden, patio initially with steps leading down to good sized lawn.

Garage

20' 7" x 9' 1" (6.27m x 2.77m) Up and over garage door, has light and power, with side door into garden.

Council Tax Band

