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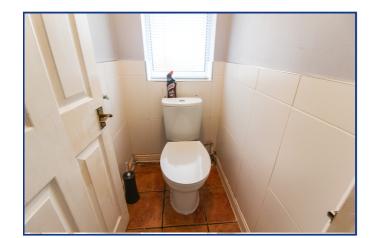
















St Georges Road, Reading, Berkshire.

£300,000 Freehold

Offered to the market with no onward chain complications is this well presented three bedroom Victorian end of terrace property. The property is a short distance to Reading West train station, while having good access to Reading town centre, and excellent access to various other local shops and amenities. Further accommodation includes an open plan living area, a kitchen, and a downstairs family bathroom with a separate wc. Other features include gas central heating, double glazed windows, character features, and an enclosed rear garden.

- Three Double Bedrooms
- Open Plan Lounge Diner
- · Refitted Bathroom
- Enclosed Rear Garden
- Bay Fronted Window
- Double Glazed Windows
- Character Features
- No Onward Chain







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1ST FLOOR 406 sq.ft. (37.8 sq.m.) approx.

# **Property Description**

# **Ground Floor**

## **Entrance Hall**

Oak wood flooring, double radiator, stairs leading to first floor.

# Lounge

12' 10" x 10' 0" (3.91m x 3.05m) Front aspect double glazed bay fronted windows, fireplace, oak wood flooring, double radiator, television point, telephone point.

### **Dining Area**

11' 5" x 10' 8" (3.48m x 3.25m) Rear aspect double glazed window, oak wood flooring, double radiator, understairs storage.

### Kitchen

13' 10" x 7' 11" (4.22m x 2.41m) Side aspect double glazed window, tiled flooring, gas hob with double oven, one and a half sink with drainer, space for white goods, range of base and eye level units, door leading into rear garden.

### **Downstairs WC**

Tiled flooring, side aspect double glazed window, low level wc.

#### **Bathroom**

8' 9" x 7' 2" (2.67m x 2.18m) Rear aspect double glazed window, tiled flooring and walls, wash basin, panel enclosed bath, separate shower, heated towel rail.

## **First Floor**

### **Bedroom One**

13' 5" x 11' 2" (4.09m x 3.40m) Two front aspect double glazed windows, double radiator, oak wood flooring.

#### **Bedroom Two**

14' 0" x 7' 5" (4.27m x 2.26m) Rear aspect double glazed window, single radiator.

#### **Bedroom Three**

11' 6" x 7' 11" (3.51m x 2.41m) Rear aspect double glazed window, single radiator.

## Outside

### **Rear Garden**

Good sized fence enclosed rear garden, nice patio area leading to good sized lawn, with space for a large shed / outbuilding at rear.

### **Council Tax Band**