

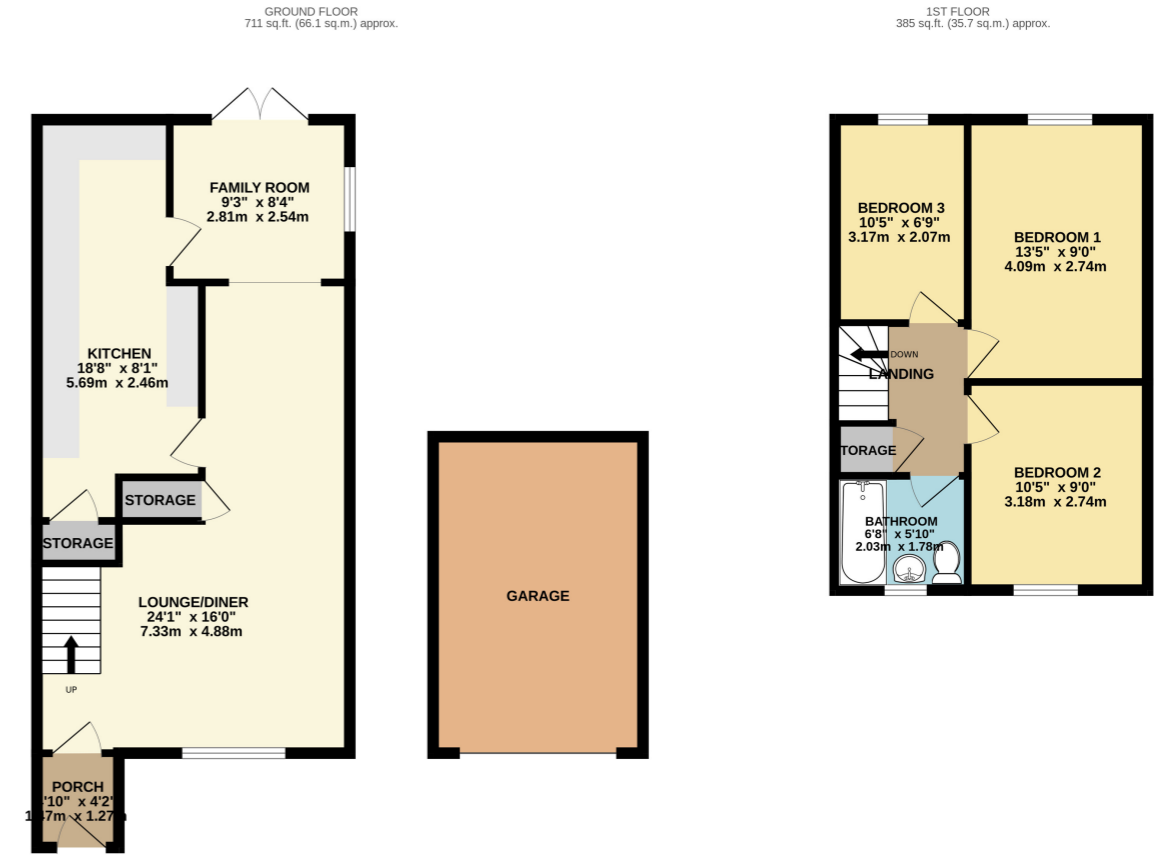


Minton Close, Tilehurst, Reading.

£350,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, extended three bedroom end of terrace property. The property is located in the desirable Potteries Estate, being close to various primary and secondary schools, as well as being within walking distance to a bus route leading to Reading town centre and Tilehurst train station, while being within reasonable distance to Tilehurst village which includes various local amenities. Further accommodation includes a good sized lounge diner, extended family room, extended kitchen, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, an enclosed rear garden, an allocated parking space, and a garage located in a nearby block.

- Three Bedrooms
- Two Reception Areas
- Refitted Kitchen
- Refitted Bathroom
- Garage In Nearby Block
- Allocated Parking Space
- Close to Public Transport
- Gas Central Heating



Property Description

Ground Floor

Porch

4' 10" x 4' 2" (1.47m x 1.27m) Laminate wood flooring, access into living area.

Lounge Diner

24' 1" x 16' 0" (7.34m x 4.88m) Two double glazed windows, laminate wood flooring, front aspect double glazed window, television point, telephone point.

Family Room

9' 3" x 8' 4" (2.82m x 2.54m) Side aspect double glazed window, laminate wood flooring, double radiator, French doors into garden.

Kitchen

18' 8" x 8' 1" (5.69m x 2.46m) Range of base and eye level units, single bowl with drainer, electric hob with extractor, built in oven, space for white goods, front aspect double glazed window, tiled flooring, partly tiled walls, breakfast bar.

First Floor

Landing

Access to all first floor rooms, loft hatch, airing cupboard.

Bedroom One

13' 5" x 9' 0" (4.09m x 2.74m) Rear aspect double glazed window, double radiator, laminate wood flooring, television point.

Bedroom Two

10' 5" x 9' 0" (3.17m x 2.74m) Front aspect double glazed window, double radiator, laminate wood flooring, television point.

Bedroom Three

10' 5" x 6' 9" (3.17m x 2.06m) Rear aspect double glazed window, double radiator.

Bathroom

6' 8" x 5' 10" (2.03m x 1.78m) Front aspect double glazed window, enclosed bath with shower, pedestal wash basin, low level wc, heated towel rail, tiled walls and flooring, extractor fan.

Outside

Rear Garden

Fence enclosed rear garden, slabbed area with separate artificial grass area.

Parking

One allocated parking space located nearby.

Garage

Garage located in nearby block with up and over door.

Council Tax Band

C