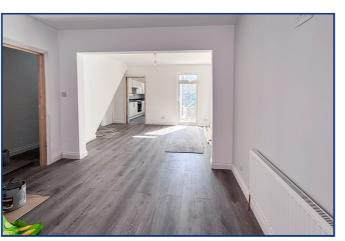
Wilson Road, Reading, Berkshire.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk













Wilson Road, Reading, Berkshire.

Arins Property Services are delighted to bring to the market this four-bedroom property with no onward chain complications. The property has been recently refurbished to a high standard including a new bathroom with a walk-in shower and separate bath, new carpets, new kitchen and new flooring as well. The property is within close walking distance of local shops, schools, amenities and bus routes, and is in close proximity to both Reading West train station and Reading town centre.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.







£350,000 Freehold

- Four Bedrooms
- No Onward Chain
- Enclosed Rear garden
- Recently Refurbished
- Downstairs WC
- Close to local transport links





Second Floor

DINING ROOM 11'5" x 10'3" 3.48m x 3.12m

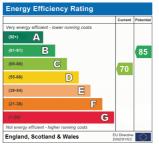
LOUNGE 13'5" x 10'9" 4.09m x 3.27m

Bedroom One

12' 7" x 15' 4" (3.84m x 4.67m)

Council Tax Band

В





TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx as been made to ensure the accuracy of the floorplan c oms and any other items are approximate and no respo

Property Description

Ground Floor

Entrance Hall

Lounge

10' 9" x 13' 5" (3.28m x 4.09m)

Dining Room 11' 5" x 10' 3" (3.48m x 3.12m)

Kitchen

WC Access via kitchen

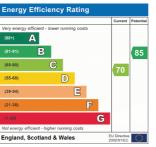
First Floor

Bathroom 8' 6" x 10' 0" (2.59m x 3.05m)

Bedroom Two 7' 10" x 10' 3" (2.21m x 3.12m)

Bedroom Three 7' 3" x 10' 1" (2.21m x 3.07m)

Bedroom Four 6' 6" x 10' 1" (1.98m x 3.07m)



1ST FLOOR 357 sq.ft. (33.1 sq.m.) approx.

2ND FLOOR 192 sq.ft. (17.9 sq.m.) approx

