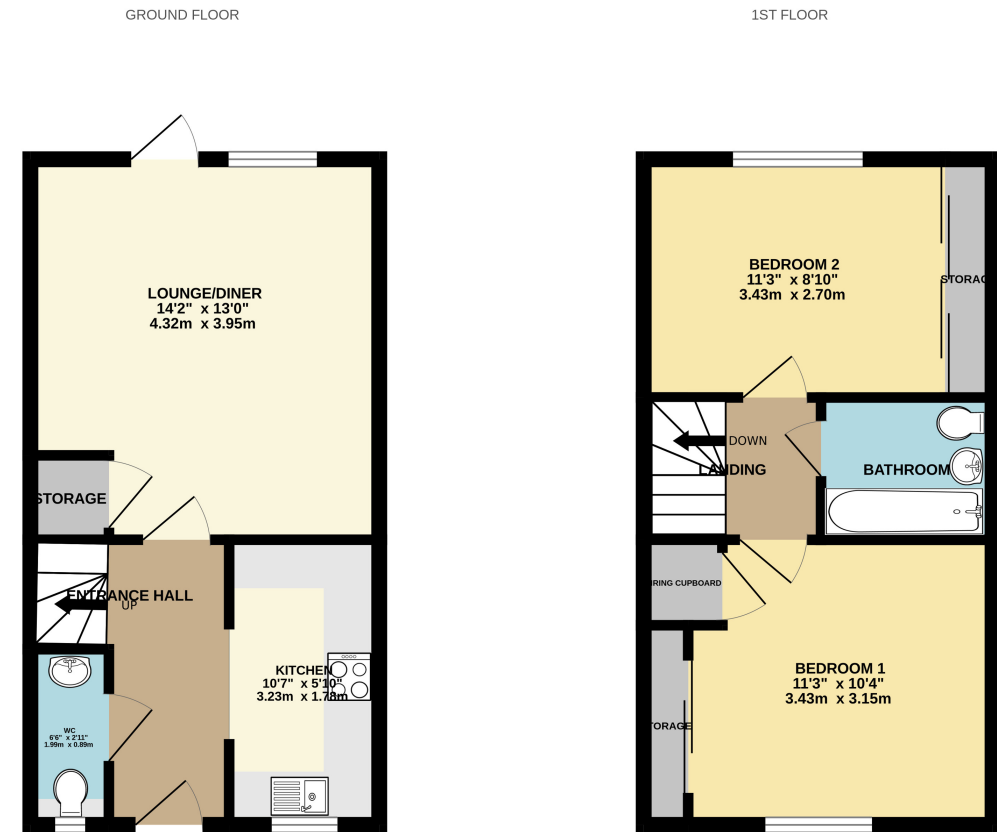


Eddleston Way, Tilehurst, Reading.

£315,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this beautifully presented two bedroom modern terrace home. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school and Prospect Park, while having good access to various local shops and amenities. Further accommodation includes a lounge diner, kitchen, downstairs WC, and a first floor bathroom. Other features include solar panels, double glazed windows, parking bays, and an enclosed rear garden.

- Two Double Bedrooms
- Modern Kitchen
- Lounge Diner
- Downstairs W/C
- Modern Bathroom
- Enclosed Rear Garden
- No Onward Chain
- Close to Good Schools



EDDLESTON WAY

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

Laminate wood flooring, single radiator, stairs leading to first floor.

Lounge Diner

14' 2" x 13' 0" (4.32m x 3.96m) Rear aspect double glazed window, door leading into rear garden, laminate wood flooring, single radiator, television point, understairs storage.

Kitchen

10' 7" x 5' 10" (3.23m x 1.78m) Front aspect double glazed window, range of base and eye level units, single bowl with drainer, electric hob with oven and extractor, built in fridge freezer and dishwasher, home to boiler, tiled flooring, downlights.

Downstairs WC

6' 6" x 2' 11" (1.98m x 0.89m) Front aspect double glazed window, low level wc, pedestal wash basin, single radiator, tiled flooring.

First Floor

Landing

Laminate wood flooring, access to all first floor rooms.

Bedroom One

11' 0" x 10' 4" (3.35m x 3.15m) Front aspect double glazed window, single radiator, built in wardrobe.

Bedroom Two

11' 3" x 8' 10" (3.43m x 2.69m) Rear aspect double glazed window, laminate wood flooring, single radiator, television point, built in wardrobes.

Bathroom

Panel enclosed bath with shower, pedestal wash basin, low level wc, heated towel rail, tiled flooring, downlights, shaving point, extractor fan.

Outside

Parking

Bay parking located directly out front of property.

Garden

Fence enclosed rear garden, consisting of sheltered slabbed area initially leading onto a lawn, with storage unit at rear.

Council Tax Band

C

