



Cranmer Close, Tilehurst, Reading.

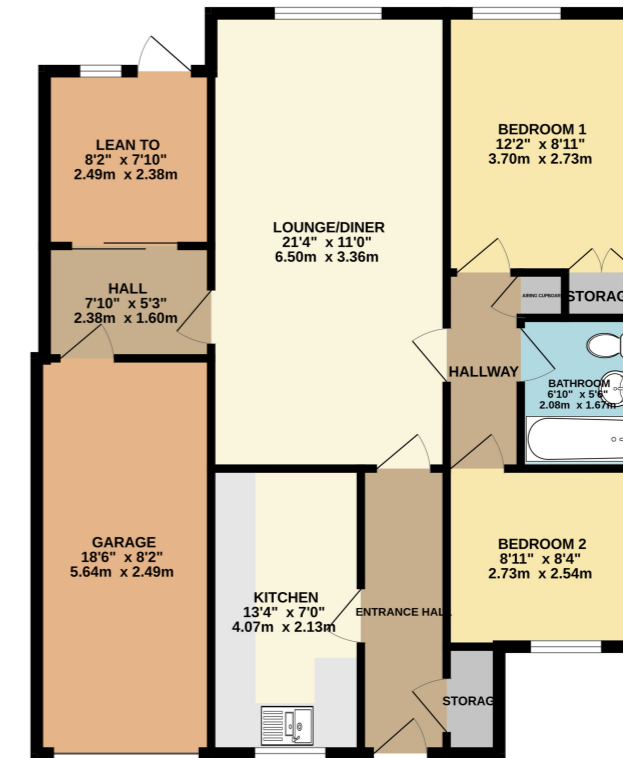
£450,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this two bedroom link detached bungalow situated in a lovely quiet cul-de-sac which comes with the added bonus of having fantastic potential to put your own stamp onto it. The property is close to Tilehurst train station, while being within walking distance of Denefield secondary school and Downsway primary school and is close to various local shops and amenities. Further accommodation includes a large lounge diner, kitchen, family bathroom and a lean to. Other features include gas central heating, double glazed windows, driveway parking, a garage, and an enclosed rear garden.

- Two Bedrooms
- Large Lounge Diner
- Driveway Parking
- Garage
- No Onward Chain
- Cul De Sac
- Fantastic Potential
- Close to Public Transport Links



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



CRANMER CLOSE
TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Access into kitchen and living room, storage cupboard, single radiator.

Lounge Diner

21' 4" x 11' 0" (6.50m x 3.35m) Rear aspect double glazed window, television point, two double radiators.

Kitchen

13' 4" x 7' 0" (4.06m x 2.13m) Front aspect double glazed window, range of base and eye level units, one and a half bowl with drainer, space for white goods, vinyl flooring, partly tiled walls.

Bedroom One

12' 2" x 8' 11" (3.71m x 2.72m) Rear aspect double glazed window, built in storage cupboard, single radiator.

Bedroom Two

8' 11" x 8' 4" (2.72m x 2.54m) Front aspect double glazed window, single radiator.

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m) Side aspect double glazed window, panel enclosed walk in bath with shower, low level wc, pedestal wash basin, vinyl flooring, partly tiled walls, radiator.

Lean To

8' 2" x 7' 10" (2.49m x 2.39m) Sliding doors into hall, door into rear garden.

Garage

18' 6" x 13' 4" (5.64m x 4.06m) Up and over garage door, has light and power.

Outside

Driveway

Off road parking available, with side access into rear garden.

Rear Garden

Fence enclosed rear garden, patio slabbed area, leading onto lawned area, surrounded by mature shrubs and bushes providing privacy.

Council Tax Band

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