

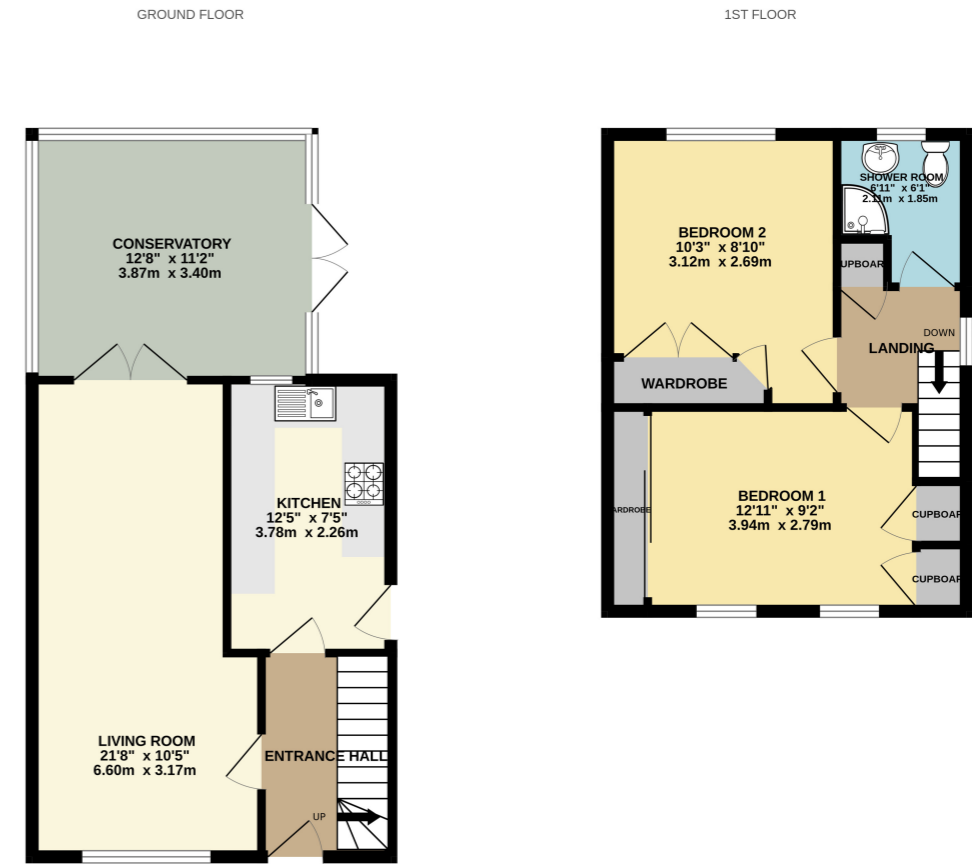


Byefield Road, Reading, Berkshire.

£385,000 Freehold

Arins Property Services - Offered to the market is this well presented, modernised, two bedroom end of terrace property. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre, along with fantastic access to schools such as the Wren School and Hugh Faringdon. Further accommodation includes a good sized living room, refitted kitchen, conservatory, and a refitted first floor family shower room. Other features include double glazed windows, gas central heating, driveway parking, and an enclosed rear garden.

- Two Double Bedrooms
- Refitted Bathroom
- Refitted Kitchen
- Conservatory
- Driveway Parking
- Enclosed Rear Garden
- Cul De Sac
- Close to Public Transport Links



BYEFIELD ROAD

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.  
Made with Metropix ©2024

**Property Description**

**Ground Floor**

**Entrance Hall**

Stairs leading to first floor, understairs storage, downlights, radiator.

**Living Room**

21' 8" x 10' 5" (6.60m x 3.17m) Front aspect double glazed window, television point, double radiator, downlights.

**Kitchen**

12' 5" x 7' 5" (3.78m x 2.26m) Rear aspect double glazed window, door into garden, electric hob with oven and extractor, one and a half sink with drainer, built in fridge freezer, range of base and eye level units, downlights, vinyl flooring, heated towel rail.

**Conservatory**

12' 8" x 11' 2" (3.86m x 3.40m) French doors into garden.

**First Floor**

**Landing**

Side aspect double glazed window, loft hatch, access to all first floor rooms, downlights.

**Bedroom One**

12' 11" x 9' 2" (3.94m x 2.79m) Two front aspect double glazed window, double radiator, built in wardrobes, two built in storage cupboards, downlights.

**Bedroom Two**

10' 3" x 8' 10" (3.12m x 2.69m) Rear aspect double glazed window, single radiator, laminate wood flooring, built in wardrobes.

**Shower Room**

6' 11" x 6' 1" (2.11m x 1.85m) Rear aspect double glazed window, shower, wash basin with vanity unit, low level wc, vinyl flooring, heated towel rail, downlights, extractor fan.

**Outside**

**Driveway**

Off road parking provided for multiple vehicles, side access into rear garden.

**Rear Garden**

Fence enclosed rear garden, with composite decked area at rear.

**Council Tax Band**

A

