

Teviot Road, Tilehurst, Reading.

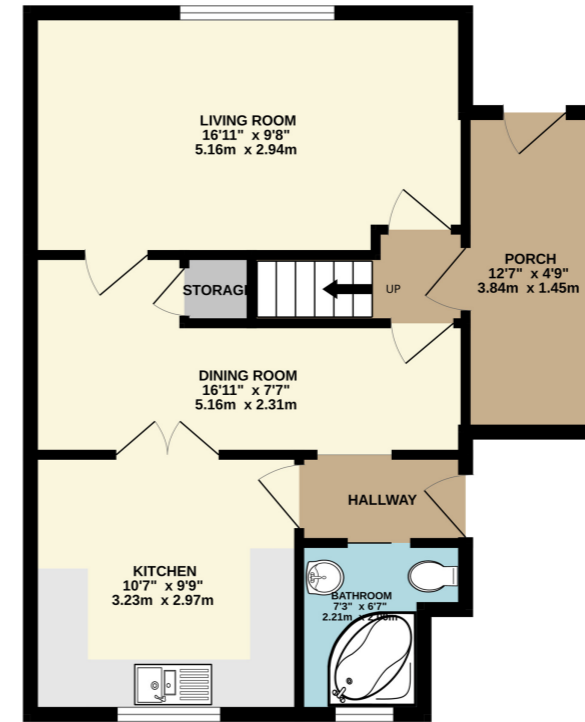
£350,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, extended three bedroom end of terrace property. Located within walking distance of the Tilehurst village centre, the property also has excellent access to Tilehurst train station, a bus route leading to Reading town centre and junction 12 of the M4 motorway, while being a reasonable distance from various local primary and secondary schools. Further accommodation includes a living room, family room, kitchen, downstairs bathroom, and a first floor shower room. Other features include gas central heating, double glazed windows, driveway parking, and an enclosed rear garden.

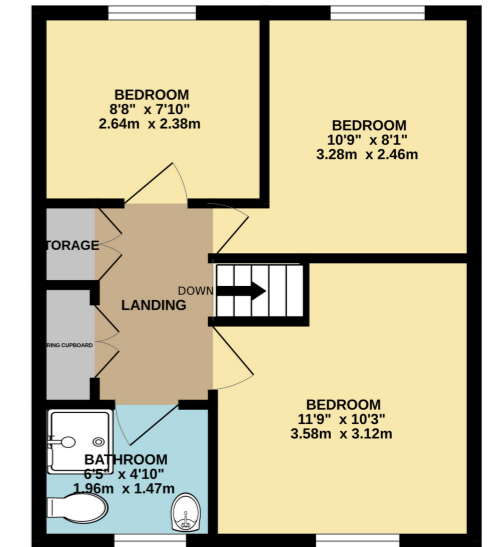
- Three Bedrooms
- Two Reception Areas
- Downstairs Bathroom
- First Floor Shower Room
- Driveway Parking
- Enclosed Rear Garden
- Close to Public Transport Links
- Close to Tilehurst Village



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.
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

sink with drainer, space for white goods, laminate wood flooring, double radiator.

Entrance Hall

12' 7" x 4' 9" (3.84m x 1.45m) Laminate wood flooring, single radiator, side aspect double glazed window.

Living Room

16' 11" x 9' 8" (5.16m x 2.95m) Front aspect double glazed window, single radiator, laminate wood flooring, television point.

Dining / Sitting Room

16' 11" x 7' 7" (5.16m x 2.31m) Laminate wood flooring, double radiator, understairs storage, home to boiler.

Kitchen

10' 7" x 9' 9" (3.23m x 2.97m) Rear aspect double glazed window, range of base and eye level units, one and a half

Bathroom

7' 3" x 6' 3" (2.21m x 1.91m) Rear aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, single radiator, vinyl flooring.

First Floor

Landing

Access to all first floor rooms, loft hatch, built in storage cupboards.

Bedroom One

11' 9" x 10' 3" (3.58m x 3.12m) Rear aspect double glazed window, single radiator.

Bedroom Two

10' 9" x 8' 1" (3.28m x 2.46m) Front aspect double glazed window, single radiator.

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m) Front aspect double glazed window, single radiator.

Shower Room

6' 5" x 4' 10" (1.96m x 1.47m) Rear aspect double glazed window, low level wc, wash basin, shower, single radiator, vinyl flooring.

Outside

Driveway

Concrete driveway providing off road parking for multiple vehicles, side access into rear garden.

Rear Garden

Fence enclosed rear garden made up of patio slabs, with shed at rear.

Council Tax Band

B

