

40 Beresford Road, Reading, Berkshire. RG30 1BX.



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



40 Beresford Road, Reading, Berkshire. RG30 1BX.

£315,000 Freehold

Offered to the market with no onward chain complications is this four bedroom Victorian terrace house. The property is situated within walking distance to a bus route leading to Reading town centre, is close to Reading West train station, while being close to various other local shops and amenities. The property comprises of four double bedrooms, large lounge diner, refitted kitchen, and a refitted shower room. Additional features include gas central heating, double glazed windows, and an enclosed rear garden.

- Four Double Bedrooms
- Large Lounge Diner
- Refitted Kitchen
- Refitted Shower Room
- No Onward Chain
- Enclosed Rear Garden
- Gas Central Heating#
- Double Glazed Windows

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

Please
recycle
me

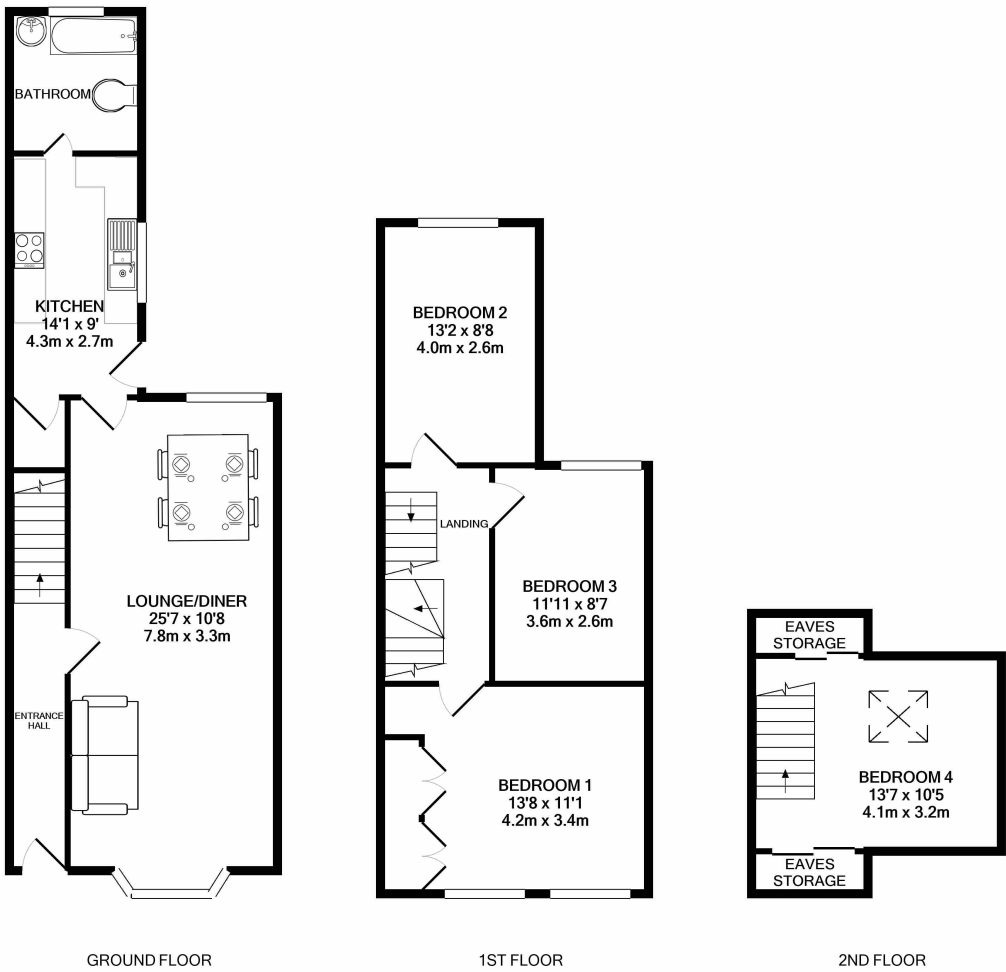


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

40 Beresford Road, Reading, Berkshire. RG30 1BX.



Have you visited our website for our latest property listings?
www.arins.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021

Property Description

Ground Floor

Hallway

Laminate wood flooring, single radiator.

Lounge Diner

25' 7" x 10' 8" (7.80m x 3.25m) Front aspect double glazed bay window, laminate wood flooring, rear aspect double glazed window, two single radiators, television point, downlights.

Kitchen

14' 1" x 9' 0" (4.29m x 2.74m) Side aspect double glazed window, tiled flooring and partly tiled walls, range of base and eye level units, understair storage cupboard, one and a half sink with drainer, space for gas hob with oven, extractor hood, space for washing machine and dishwasher, integrated fridge freezer, downlights, heated towel rail.

Bathroom

7' 9" x 7' 5" (2.36m x 2.26m) Tiled walls and flooring, low level wc, pedestal wash basin, walk in shower cubicle, rear aspect double glazed window, heated towel rail, extractor fan.

First Floor

Landing

Access to all first floor rooms, access into loft conversion.

Bedroom One

13' 8" x 11' 1" (4.17m x 3.38m) Two front aspect double glazed windows, single radiator, downlights, fitted wardrobes, television point.

Bedroom Two

13' 2" x 8' 8" (4.01m x 2.64m) Rear aspect double glazed window, single radiator, downlights.

Bedroom Three

11' 11" x 8' 7" (3.63m x 2.62m) Rear aspect double glazed window, single radiator, downlights.

Loft Conversion

Bedroom Four

13' 7" x 10' 5" (4.14m x 3.17m) Skylight, downlights, eaves storage.

Outside

Rear Garden

Fence enclosed rear garden, all patioed.

Council Tax Band

