



Cranbury Road, Reading, Berkshire.

£315,000 Freehold

Arins Tilehurst - Offered to the market is this extremely well presented three bedroom Victorian mid terrace property set up in a 2+1 format. The property is within walking distance of Reading West train station, while being close to Reading town centre and has excellent access to various local shops and amenities, as well as being round the corner from Prospect Park. Further accommodation includes two separate reception rooms, a refitted kitchen, and a refitted downstairs shower room. Other features include a good size rear garden, gas central heating and double glazed windows throughout.

- 2+1 Bedroom Format
- Living Room
- Dining Room
- Refitted Kitchen
- Refitted Shower Room
- Enclosed Rear Garden
- Close to Reading Town Centre
- Close to Reading West Train Station



Property Description

Ground Floor

Entrance Hall

Front aspect window, double radiator, hard wood flooring.

Living Room

12' 3" x 8' 4" (3.73m x 2.54m) Front aspect double glazed bay window, feature fire place, telephone point, storage cupboard, double radiator, hard wood flooring.

Dining Room

11' 7" x 10' 4" (3.53m x 3.15m) Rear aspect double glazed window, feature fireplace, TV point, double radiator, under stairs storage, hard wood flooring.

Kitchen

7' 1" x 6' 11" (2.16m x 2.11m) Side aspect double glazed window, side door leading to garden, range of base and eye level units, built in oven, induction hob with extractor hood, single bowl sink with draining board, built in washing machine, built in fridge freezer, tiled floor and partly tiled walls, downlights.

Shower Room

7' 4" x 4' 2" (2.24m x 1.27m) Rear aspect double glazed window, low level wc, wash basin with vanity unit, shower cubicle, heated towel rail, tiled floor and partly tiled walls.

First Floor

Bedroom One

11' 7" x 10' 5" (3.53m x 3.17m) Rear aspect double glazed window, single radiator, access to third bedroom.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m) Front aspect double glazed window, single radiator, TV point, built in wardrobe with access to loft.

Bedroom Three

11' 11" x 7' 1" (3.63m x 2.16m) Rear aspect double glazed window, single radiator, built in wardrobe.

Outside

Garden

Good sized fence enclosed rear garden with a patio, shed and planting beds.

Parking

On street permit parking.

Council Tax Band

B