



Catherine Street, Reading, Berkshire.

£335,000 Freehold

Arins Tilehurst - Offered to the market is this very well presented three double bedroom Victorian terraced property. 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 three double bedrooms, a bay fronted living room, an open plan refitted kitchen dining area, and a refitted family bathroom. Other features include gas central heating, double glazed windows throughout, and an enclosed rear garden.

- Three Double Bedrooms
- Bay Fronted Living Room
- Open Plan Kitchen Dining Room
- Refitted Bathroom
- Enclosed Rear Garden
- Close to Reading West Train Station
- Close to Reading Town Centre



CATHERINE STREET
TOTAL FLOOR AREA: 835 sq ft (77.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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

Porch

Entrance Hall

Stairs leading to first floor, laminate wood flooring, radiator.

Living Room

13' 6" x 9' 9" (4.11m x 2.97m) Front aspect double glazed bay fronted window, laminate wood flooring, double radiator, television point.

Dining Room

13' 2" x 10' 4" (4.01m x 3.15m) Rear aspect double glazed window, double radiator, laminate wood flooring.

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m) Range of base and eye level units, gas hob with extractor fan and built in oven, single bowl with drainer, space for white goods, tiled walls and flooring, home to boiler, side aspect double glazed window, door into rear garden.

Bathroom

8' 6" x 6' 3" (2.59m x 1.91m) Panel enclosed bath with shower, wash basin with vanity, low level wc, rear and side aspect double glazed window, heated towel rail, tiled walls, laminate wood flooring.

First Floor

Landing

Access to all first floor rooms.

Bedroom One

11' 4" x 11' 2" (3.45m x 3.40m) Two front aspect double glazed windows, double radiator, built in wardrobes, television point, laminate wood flooring.

Bedroom Two

11' 11" x 7' 9" (3.63m x 2.36m) Rear aspect double glazed window, laminate wood flooring, television point, double radiator.

Bedroom Three

10' 1" x 7' 11" (3.07m x 2.41m) Rear aspect double glazed window, double radiator, laminate wood flooring, television point.

Outside

Parking

On street permit parking available.

Rear Garden

Fence enclosed rear garden, patio area initially leading to a separate artificial grass area.

Council Tax Band

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