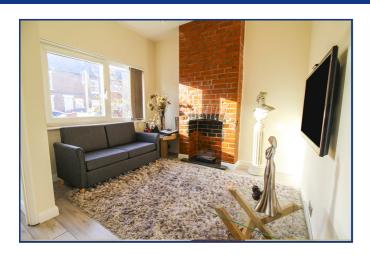
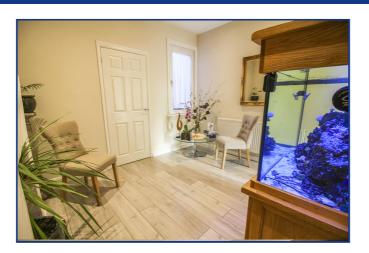
# Sherwood Street, Reading, Berkshire.



4 Overdown Road

















Sherwood Street, Reading, Berkshire.

Arins Tilehurst - Offered to the market is this beautifully presented two 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. Further accommodation includes two reception rooms, a refitted kitchen, downstairs wc, and a fantastically renovated ensuite to the master on the first floor. Other features include gas central heating throughout, double glazed windows, and an enclosed rear garden.

ars, 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 purch nents or representation of fact, but must satisfy themselv ction or otherwise as to their accuracy. We have not carried out a detailed survey nor test pliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are appro ient has the authority to make or give any representation or warranty in respect of the property



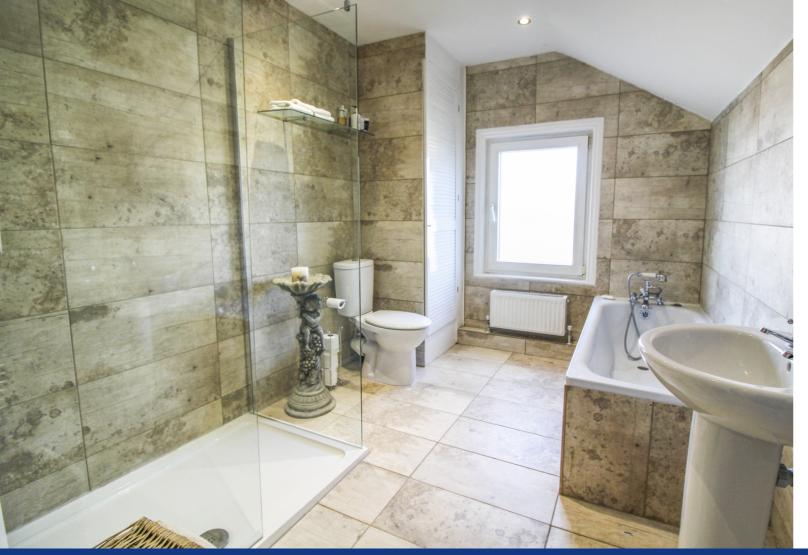


# £325,000 Freehold

- Two Double Bedrooms
- Two Reception Rooms
- · Refitted Kitchen
- Downstairs WC
- Refitted Four Piece Ensuite
- · Enclosed Rear Garden
- Close to Reading West Train Station
- Close to Reading Town Centre



GROUND FLOOR





#### **Property Description**

# **Ground Floor**

# Living Room

11' 2" x 10' 2" (3.40m x 3.10m) Front aspect double glazed window, double radiator, laminate wood flooring, television point, downlights.

# **Dining Room**

11' 2" x 10' 1" (3.40m x 3.07m) Rear aspect double glazed windows, double radiator, downlights, laminate wood flooring, stairs leading to first floor.

#### Kitchen

8' 1" x 7' 10" (2.46m x 2.39m) Range of base and eye level units, side aspect double glazed window, tiled flooring, single bowl with drainer, gas hob with single oven and extractor hood, downlights, built in fridge and washing machine.

#### **Downstairs WC**

Low level wc, tiled flooring, rear aspect double glazed window.

# **First Floor**

### Landing

Access into both first floor bedrooms, loft hatch.

#### **Bedroom One**

11' 2" x 10' 0" (3.40m x 3.05m) Rear aspect double glazed window, double radiator, downlights.

#### Ensuite

11' 0" x 7' 8" (3.35m x 2.34m) Tiled walls and flooring, rear aspect double glazed window, airing cupboard, walk in double length shower, enclosed bath, low level wc, pedestal wash basin, heated towel rail, downlights, double radiator.

#### **Bedroom Two**

11' 2" x 10' 4" (3.40m x 3.15m) Front aspect double glazed window, double radiator, downlights.

1ST FLOOR





# Outside

#### **Rear Garden**

Fence enclosed rear garden, patio area at front with lawn patch, path leading down side to further patio area at rear of garden.

#### **Council Tax Band**