



Sherwood Street, Reading, Berkshire.

£325,000 Freehold

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.

- 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



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

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.

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