

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

















St Saviours Road, Reading, Berkshire. RG1.

£1,900 pcm

Arins Property Services - Available now is this spacious three/four bedroom Semi- Detached extended home and is ideally located within walking distance of Reading town centre, The Oracle, Reading train station, local schools, and key bus routes. With excellent access to the M4, the location is perfect for commuters. The property offers living room/4th bedroom, generous extended brand new kitchen/dining area, downstairs three piece suite bathroom to the ground floor and three bedrooms, and a modern shower room to the first floor. To the rear is a low-maintenance garden, driveway parking and separate garage. The property also benefits from Gas Central Heating and comes unfurnished.

- Semi Detached
- Available Now
- Three Bedrooms
- Two Bathrooms
- Newly Extended Kitchen/Diner
- Separate Lounge
- Driveway & Garage
- Unfurnished



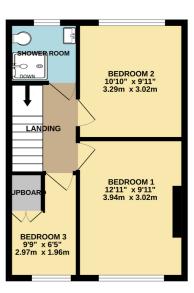




GROUND FLOOR 66 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR 383 sq.ft. (35.6 sq.m.) approx



If I/I.A. LLUCK AKEA: '593' \$\text{S,III.} (87.3 \text{S,III.}) approx.

Whist every attempts been made to ensure the accuracy of the floopian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, measion or mis-attenment. This plan is 50 initiatative 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 operatingly or efficiency can be given.

Property Description

Ground Floor

Entrance Hall

Access to Living Room/4th Bedroom and Inner Hallway. Understairs storage cupboard. Stairs to First Floor.

Living Room/4th Bedroom

 $10' \ 3'' \ x \ 12' \ 10'' \ (3.12 \ m \ x \ 3.91 \ m)$ Front aspect double glazed window.

Inner Hallway

Access to Bathroom and Kitchen/Diner.

Bathroom

Side aspect double glazed window. Three piece white suite comprising of bath, low level WC, and wash hand basin.

Lounge/Kitchen / Diner

15' 5" x 23' 07" (4.70m x 7.19m)

Rear aspect double glazed window. Sliding double glazed patio doors. Two skylights. Newly extended 'L' shaped kitchen diner with new fitted kitchen with matching base and wall units with work surface over. Fitted sink and drainer.

First Floor

Landing

Access to all Three Bedrooms and Shower Room.

Bedroom One

9' 11" x 12' 11" (3.02m x 3.94m) Front aspect double glazed window.

Bedroom Two

9' 11" x 10' 12" (3.02m x 3.35m) Rear aspect double glazed window.

Bedroom Three

6' 05" x 9' 9" (1.96m x 2.97m)

Front aspect double glazed window. Fitted double door storage cupboard.

Shower Room

5' 5" x 6' 04" (1.65m x 1.93m)

Rear aspect double glazed window. Three piece suite comprising of shower cubicle, low level WC, and wash hand basin.

Outside

Rear Garden

Enclosed rear garden comprising of patio area, lawn area, and driveway parking. Separate Garage. Side access to the front of the property.

Council Tax Band

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