



Lyndhurst Road, Tilehurst, Reading.

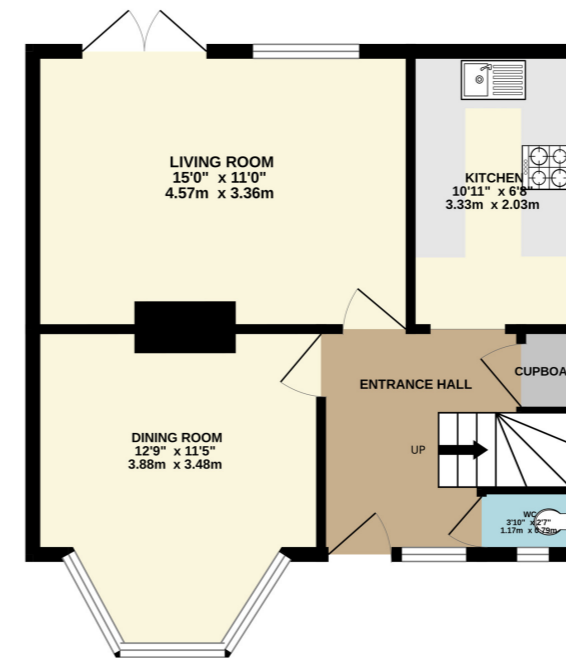
£300,000 Freehold

Arins Tilehurst - Offered to the market is this three bedroom mid terrace property. The property benefits from being within walking distance of Tilehurst train station, while being close to a bus route leading to Reading town, as well as having excellent access to various local shops and amenities, with the added benefit of being touching distance from McIlroy Park. Further accommodation includes a living room, dining room, kitchen, downstairs wc and upstairs bathroom. Other features include gas central heating, and double glazed windows throughout.

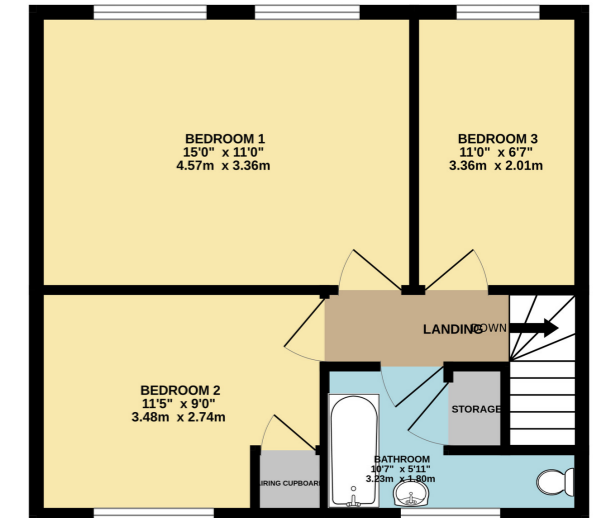
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Downstairs WC
- Upstairs Bathroom
- Close to Tilehurst Train Station
- Close to McIlroy Park



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.
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

Entrance Hall

Front aspect double glazed window, stairs to first floor, under stairs cupboard, double radiator.

Living Room

15' 0" x 11' 0" (4.57m x 3.35m) Rear aspect double glazed window, French doors leading to garden, three double radiators, downlights.

Dining Room

12' 9" x 11' 5" (3.89m x 3.48m) Front aspect double glazed bay window, tow double radiators. downlights.

Kitchen

11' 0" x 6' 7" (3.35m x 2.01m) Rear aspect double glazed window, range of base and eye level units, space for white goods, gas cooked with hob and extractor hood, single bowl sink, downlights, tiled floor.

WC

3' 10" x 2' 7" (1.17m x 0.79m) Front aspect double glazed window, low level wc, single radiator, tiled walls, downlights.

Landing

Landing

Access to first floor rooms, loft hatch.

Bedroom One

15' 0" x 11' 0" (4.57m x 3.35m) Two rear aspect double glazed windows, single radiator.

Bedroom Two

11' 5" x 9' 0" (3.48m x 2.74m) Front aspect double glazed window, airing cupboard, single radiator.

Bedroom Three

11' 0" x 6' 7" (3.35m x 2.01m) Rear aspect double glazed window, single radiator.

Family Bathroom

10' 7" x 5' 11" (3.23m x 1.80m) Front aspect double glazed window, two storage cupboards, low level wc, wash basin, bath with shower, single radiator.

Outside

Garden

Good sized fence enclosed rear garden that comprises of a patio to the rear of the property that leads up onto a raised lawn. The garden benefits from having rear access.

Parking

On street parking.

Council Tax Band

C