

Tigel Mews, Norcot Road, Reading.

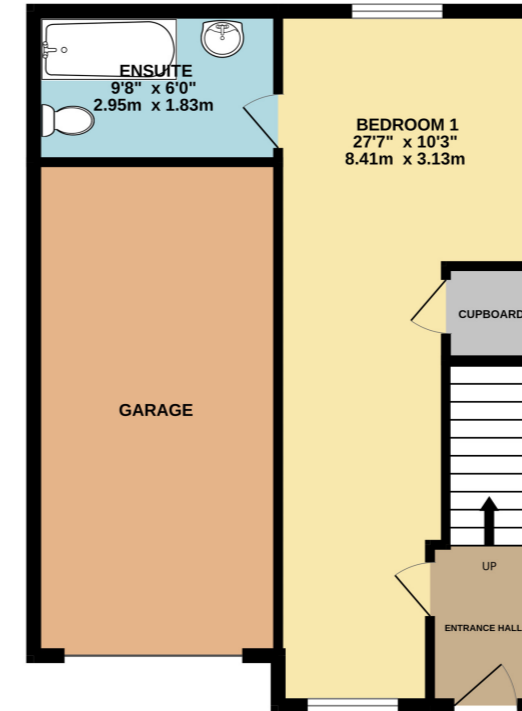
£300,000 Freehold

Arins Tilehurst - Offered to the market is this unique three bedroom end of terrace house. The property has excellent access to Tilehurst Village centre with various local shops and amenities, is a short distance from Tilehurst train station and is close to the number 17 bus route leading to Reading town centre. Further accommodation includes a large lounge kitchenette room, a family bathroom, and an ensuite to the master. Other features include an integral garage, off road parking, gas central heating, double glazed windows throughout and an electric car charging port.

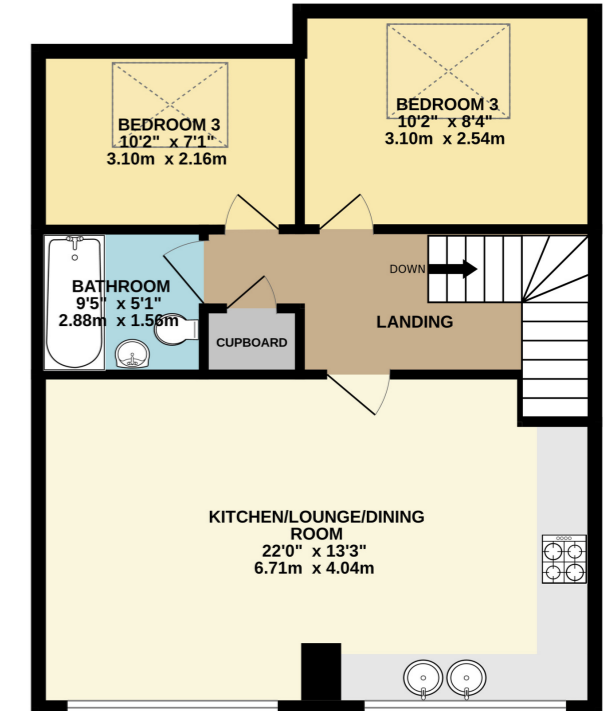
- Three Bedrooms
- Lounge Kitchenette
- Family Bathroom
- En Suite to Master
- Allocated Parking
- Integral Garage
- Close to Tilehurst Village
- Electric Car Charging Port



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2023

**Property Description**

**Ground Floor**

**Entrance Hall**

Offers access to bedroom one, stairs leading to upstairs, intercom system, laminated wood flooring, double radiator, downlights.

**Bedroom One**

10' 3" x 27' 7" (3.12m x 8.41m) Front aspect double glazed windows, two double radiators, access to en suite, built in wardrobe, downlights.

**En Suite**

9' 8" x 6' 0" (2.95m x 1.83m) Low level wc, panel enclosed bath with shower, pedestal wash basin, double radiator, shaving point, extractor fan, partly tiled walls and tiled floor, downlights.

**Integral Garage**

Up and over garage door, power.

**First Floor**

**Landing**

Offers access to all first floor rooms and the storage cupboard, downlights.

**Lounge Kitchenette**

22' 0" x 13' 3" (6.71m x 4.04m) Two large front aspect double glazed windows, range of base and eye level units, single bowl sink with draining board, four point gas hob with extractor hood, built in fan oven, built in fridge freezer, built in washing machine, partly tiled walls, TV point, two double radiators, laminated wood flooring, downlights.

**Bedroom Two**

10' 2" x 8' 4" (3.10m x 2.54m) Rear aspect Velux window, double radiator, laminated wood flooring, downlights.

**Bedroom Three**

10' 2" x 7' 1" (3.10m x 2.16m) Rear aspect Velux window, double radiator, laminated wood flooring, downlights.

**Family Bathroom**

6' 7" x 5' 9" (2.01m x 1.75m) Low level wc, pedestal wash basin, panel enclosed bath with shower, shaving point, heated towel rail, partly tiled walls, extractor fan, downlights.

**Outside**

**Parking**

One allocated space and the integral garage. There is also visitor parking available.

**Council Tax Band**

D