



Grovelands Road, Reading, Berkshire.

£315,000 Freehold

Arins Tilehurst - Offered to the market is this very well presented three bedroom mid terrace home. The property benefits from various character features, is within walking distance of a bus route leading to Reading town centre, has reasonable access to Tilehurst and Reading West train stations, while being close to various local shops and amenities. Further accommodation a bay fronted living room, an open plan kitchen dining area, and a refitted ground floor family bathroom. Other features include gas central heating, double glazed windows, and an enclosed rear garden.

- Three Bedrooms
- Bay Fronted Living Area
- Open Plan Kitchen Dining Room
- Refitted Bathroom
- Enclosed Rear Garden
- Close to Public Transport Links
- Close to Reading Town Centre
- Gas Central Heating



GROVELANDS ROAD  
TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 in 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**

12' 11" x 12' 1" (3.94m x 3.68m) Victorian pine flooring, one double radiator, one single radiator, original cast iron fireplace, front aspect double glazed window, television point, telephone point.

**Dining Area**

12' 1" x 10' 8" (3.68m x 3.25m) Victorian pine flooring, rear aspect double radiator, understairs storage.

**Kitchen**

8' 6" x 7' 10" (2.59m x 2.39m) Side aspect double glazed window, door into garden, range of base and eye level units, gas hob with extractor and built in oven, single bowl with drainer, space for white goods, electric underfloor heating, tiled flooring, downlights.

**Bathroom**

7' 7" x 5' 6" (2.31m x 1.68m) Rear aspect double glazed window, low level wc, pedestal wash basin, enclosed bath with shower, heated towel rail, electric underfloor heating, tiled walls and flooring, downlights.

**First Floor**

**Landing**

Access to bedroom one and two.

**Bedroom One**

12' 2" x 11' 0" (3.71m x 3.35m) Rear aspect double glazed window, single radiator, Victorian pine flooring.

**Bedroom Two**

12' 2" x 10' 9" (3.71m x 3.28m) Front aspect double glazed window, double radiator, built in cupboard with access into loft.

**Bedroom Three**

Rear aspect double glazed window, double radiator, boiler cupboard.

**Outside**

**Garden**

Fence enclosed rear garden, patio with slabs leading to decked area at rear, separated by lawn.

**Council Tax Band**