

Leven Street, Reading, Berkshire.



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Leven Street, Reading, Berkshire.

£340,000 Freehold

Arins Tilehurst - Offered to the market with NO ONWARD CHAIN is this two bedroom modern terraced home. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school and Prospect Park, while having good access to various local shops and amenities. Further accommodation includes a lounge/dining room, kitchen, and downstairs WC, and a family bathroom. Other features include double glazed windows, gas central heating, parking bays and an enclosed rear garden.

- Owner willing to include all furniture as part of sale.
- No Onward Chain
- Fully Refurbished
- Two Bedrooms
- Lounge Dining Room
- Kitchen
- Downstairs WC
- Bay Parking

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, single radiator, laminated wood flooring.

Lounge Dining Room

13' 0" x 14' 2" (3.96m x 4.32m) Glass rear door leading to garden, rear aspect double glazed window, TV point, telephone point, understairs storage cupboard, laminated wood flooring, single radiator.

Kitchen

5' 10" x 10' 5" (1.78m x 3.17m) Front aspect double glazed window, range of base and eye level units, gas hob with extractor hood, built in oven, single bowl sink with draining board, washing machine, tiled floor and partly tiled walls, downlights.

Downstairs WC

2' 11" x 4' 11" (0.89m x 1.50m) Front aspect double glazed window, low level wc, pedestal wash basin, single radiator, extractor fan.

First Floor

Landing

Access to loft, single radiator, laminated wood flooring.

Bedroom One

13' 0" x 9' 6" (3.96m x 2.90m) Front aspect double glazed window, single radiator, telephone point, laminated wood flooring, built in wardrobe.

Bedroom Two

13' 0" x 7' 11" (3.96m x 2.41m) Rear aspect double glazed window, tv point, laminated woof flooring, single radiator.

Bathroom

6' 3" x 6' 8" (1.91m x 2.03m) Low level wc, pedestal wash basin, panel enclosed bath with shower, heated towel rail, shaving point, tiled floor and partly tiled walls, extractor fan.

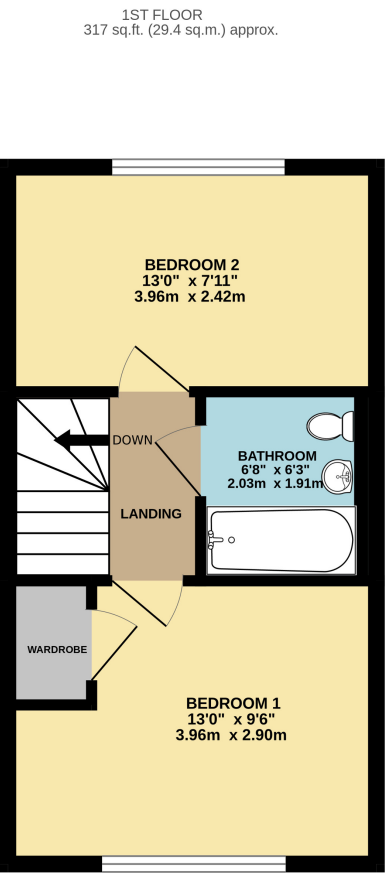
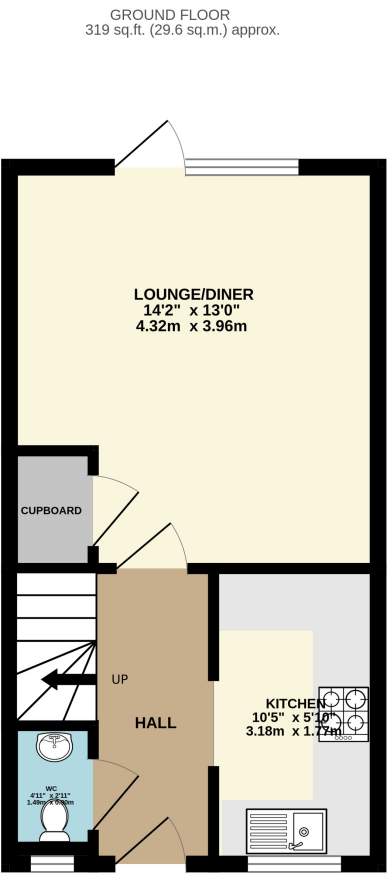
Outside

Rear Garden

Fence enclosed rear garden that comprises of a brick patio to the rear of the property covered with a pergola. This then leads onto a good size low maintenance lawn finished with artificial grass.

Parking

Ample bay parking at the front of the property.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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Council Tax Band

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