



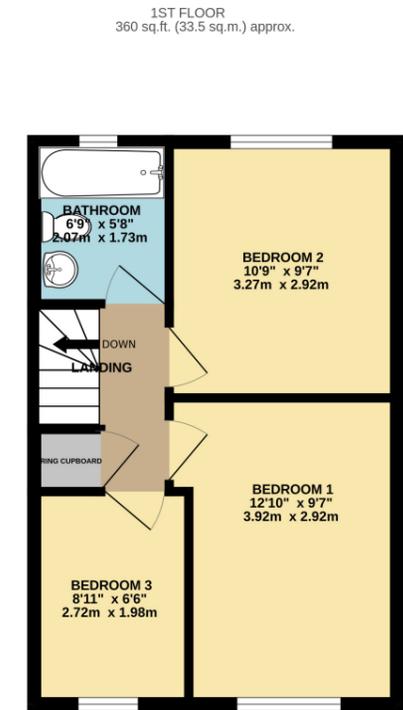
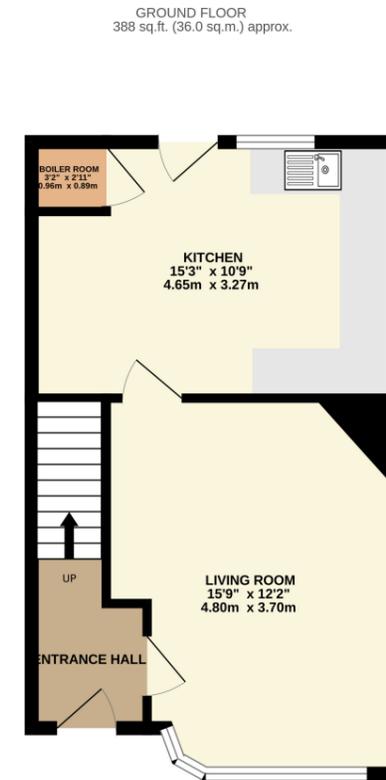
Thirlmere Avenue, Tilehurst, Reading.

£325,000 Freehold



Arins Tilehurst - Offered to the market is this well presented, three bedroom terraced family home. The property is within walking distance of Tilehurst train station, while being close to Waitrose supermarket, a bus route leading to Reading town centre, and has excellent access to various local shops and amenities. Further accommodation includes a living room, a refitted kitchen dining room, and a refitted family bathroom. Other features include a well maintained rear garden, driveway parking, double glazed windows and gas central heating.

- Three Bedrooms
- Living Room
- Refitted Kitchen
- Refitted Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Close to Tilehurst Train Station
- Close to McIlroy Park



THIRLMERE AVENUE  
TOTAL FLOOR AREA : 748 sq.ft. (69.5 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**

Stairs leading to first floor, single radiator, access into living room.

**Living Room**

15' 9" x 12' 2" (4.80m x 3.71m) Front aspect double glazed window, double radiator, television point, telephone point.

**Kitchen**

15' 3" x 10' 9" (4.65m x 3.28m) Range of base and eye level units, single bowl with drainer, space for white goods, double radiator, vinyl flooring, partly tiled walls, rear aspect double glazed window, door into rear garden, home to boiler.

**First Floor**

**Landing**

Access to all first floor rooms, loft hatch, airing cupboard.

**Bedroom One**

12' 10" x 9' 5" (3.91m x 2.87m) Front aspect double glazed window, single radiator.

**Bedroom Two**

10' 9" x 9' 5" (3.28m x 2.87m) Rear aspect double glazed window, single radiator, television point.

**Bedroom Three**

8' 11" x 6' 3" (2.72m x 1.91m) Front aspect double glazed window, single radiator, telephone point.

**Bathroom**

6' 9" x 5' 5" (2.06m x 1.65m) Rear aspect double glazed window, vinyl flooring, panel enclosed bath with shower, low level wc, pedestal wash basin, partly tiled walls, single radiator.

**Outside**

**Driveway**

Off road parking available for at least one vehicle.

**Garden**

Fence enclosed rear garden consisting of patio slabs, and lawned area.

**Council Tax Band**

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