Wimborne Gardens, Tilehurst, Reading.



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Wimborne Gardens, Tilehurst, Reading.

Offered to the market is this well presented refurbished three bedroom semi detached home. The property is situated in a cul de sac while having excellent access to Tilehurst train station, is close to a bus route leading to Reading town centre, plus is a reasonable distance from various local shops and amenities. Further accommodation includes a lounge diner, refitted kitchen, downstairs shower room, refitted first floor bathroom, and a loft conversion. Other features include gas central heating, double glazed windows, driveway parking, and an enclosed rear garden.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



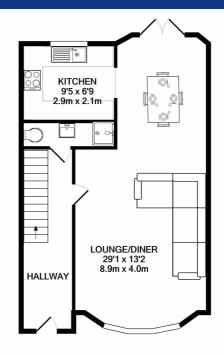


£325,000 Freehold

- Three Bedrooms
- Lounge/ Diner
- Refitted Kitchen
- Downstairs Shower Room
- Refitted Bathroom
- Loft Conversion
- Driveway Parking
- Cul De Sac







GROUND FLOOR APPROX. FLOOR AREA 503 SQ.FT (46.7 SQ.M.)

Property Description

Ground Floor

Entrance Hall

16' 8" x 5' 8" (5.08m x 1.73m) Laminated flooring, downlighters, understairs storage, double radiator, single radiator.

Lounge/ Diner

29' 1" x 13' 2" MAX (8.9m x 4.05m) Front aspect double glazed bay windows, rear aspect double glazed windows, laminated flooring, TV point, downlighters, double radiator.

Refitted Kitchen

9' 5" x 6' 9" (2.90m x 2.1m) Rear aspect double glazed windows., a range of eye and base level units, single bowl with drainer, fitted electric hob with separate electric oven, integral fridge freezer, space for a washing machine, combination boiler, downlighters, laminated flooring

Downstairs Shower Room

Tiled flooring and walls, downlighters, heated towel rail, low level w/c, basin, fitted shower cubicle, extractor fan.

First Floor

Landing

Access to all first floor rooms, laminated flooring, loft hatch providing access to the loft conversion.

Bedroom One

13' 8" x 10' 4" (4.22m x 3.19m) Rear aspect double glazed window, single radiator, downlighters, TV point laminate flooring.

Bedroom Two

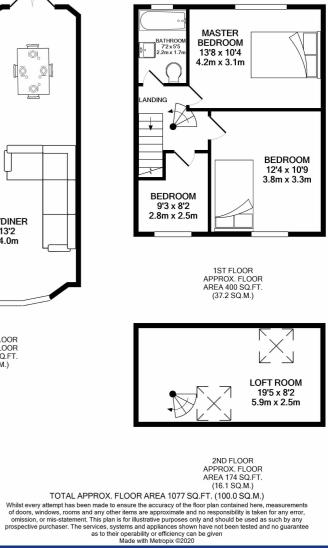
12' 4" x 10' 9" (3.80m x 3.33m) Front aspect double glazed windows, single radiator, downlighters laminated flooring.

Bedroom Three

9' 3" x 8' 2" MAX (2.85m x 2.52m) Front aspect double glazed windows, single radiator, downlighters, laminated flooring.

Bathroom

7' 4" x 5' 7" (2.24m x 1.70m) Tiled walls and flooring, downlighters, heated towel rail, bath, basin, low level w/c, rear aspect double glazed window.



Loft

Loft Conversion

19' 05" x 8' 02" (5.92m x 2.49m) Laminated flooring, two skylights.

Outside

Driveway.

Parking for at least one car, side access to rear garden.

Garden

Patio, leading to lawn area and separate decked area.

Council Tax Band