



Wantage Road, Reading, Berkshire.

£325,000 Freehold

Arins Tilehurst - Offered to the market is this well presented three bedroom Victorian terraced home. The property is within walking distance of various local shops and amenities, has access to various local schools, while being a reasonable distance from Reading west train station and Reading town centre. Further accommodation includes two reception rooms, a kitchen diner, downstairs wc, and a first floor wet room. Other features include double glazed windows, gas central heating and an enclosed rear garden.

- Three Double Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Downstairs WC
- Enclosed Rear Garden
- Close to Reading Town Centre
- Close to Public Transport
- Close to Prospect Park and A4 Bath Road







Property Description

Ground Floor

Hallway

Single radiator, stairs leading to first floor.

Lounge

14' 0" x 12' 8" (4.27m x 3.86m) Front aspect double glazed bay fronted windows, television point, telephone point, double radiator.

Family Room

11' 11" x 10' 0" (3.63m x 3.05m) Rear aspect double glazed window, single radiator.

Kitchen Diner

17' 3" x 10' 8" (5.26m x 3.25m) Vinyl flooring, range of base and eye level units, space for white goods, two and a half sinks with drainer, telephone point, rear and side aspect double glazed window, single radiator, understairs storage.

Lean To

Access into rear garden, good storage space.

Downstairs WC

6' 5" x 4' 4" (1.96m x 1.32m) Low level wc, pedestal wash basin, side aspect double glazed window, extractor fan, double radiator.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

16' 3" x 11' 7" (4.95m x 3.53m) Front aspect double glazed window, built in storage cupboards, telephone point, wooden flooring, double radiator.

Bedroom Two

12' 0" x 10' 0" (3.66m x 3.05m) Rear aspect double glazed window, single radiator, built in storage.

Bedroom Three

11' 4" x 10' 7" (3.45m x 3.23m) Rear aspect double glazed window, single radiator, built in wardrobes.

Wet Room

6' 0" x 5' 4" (1.83m x 1.63m) Side aspect double glazed window, low level wc, wash basin, walk in shower, extractor fan.

Outside

Garden

Enclosed rear garden, patio with nice stoned area.

Council Tax Band

