## Wantage Road, Reading, Berkshire.



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# Wantage Road, Reading, Berkshire.

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.

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 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





#### Совая С

GROUND FLOOR 720 sq.ft. (66.8 sq.m.) approx

#### **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.

1ST FLOOR 550 sq.ft. (51.1 sq.m.) approx.



: 1270 sq.ft. (118.0 sq.m.) approx. the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, ustrative purposes only and should be used as such by any and appliances shown have not been tested and no guarantee bills or efficiency can be noise.

#### 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**