

Overdown Road, Tilehurst, Reading, Berkshire.
RG31.



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Berkshire
Reading RG31 6PR
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£400,000 Freehold

Arins Property Services in Tilehurst present this three - bedroom semi-detached house on Overdown Road offers a great opportunity for a family home. While it requires modernisation, it features spacious rooms and a good layout to create your dream living space. Conveniently located, this property is ideal for those looking to be close to Tilehurst train station and within walking distance to bus stops. Furthermore, the property benefits with an extended study area and downstairs wc, as well as three spacious upstairs bedrooms, family bathroom, external garage and a large garden.

- No Onward Chain
- Close to Tilehurst train station
- Close to Bus Routes
- Three Bedrooms
- Semi Detached
- Driveway Parking & Garage

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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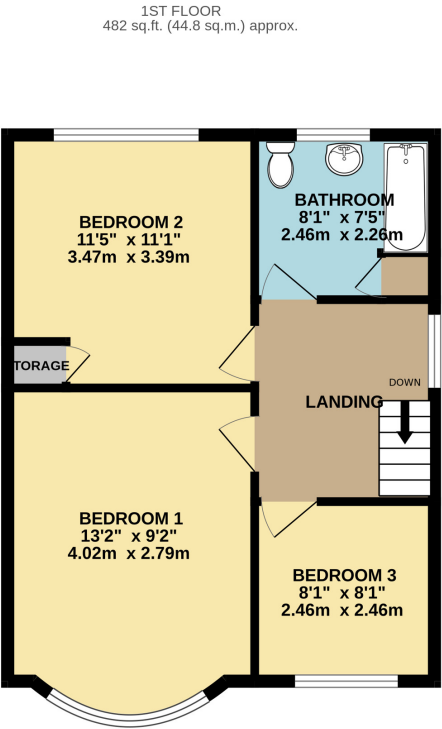
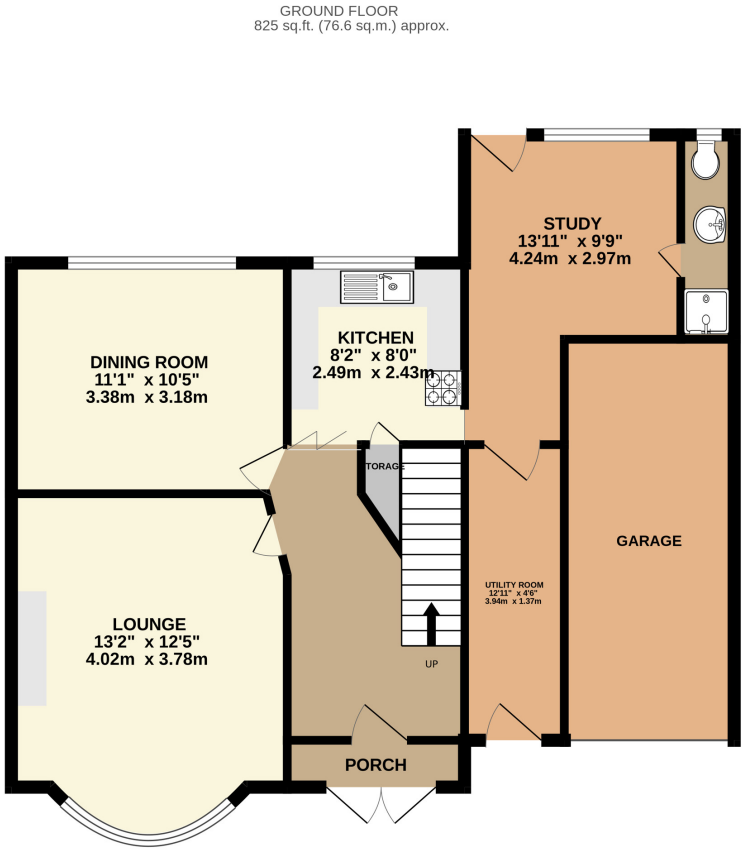


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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

Driveway Parking

Hallway

Lounge

12' 5" x 13' 2" (3.78m x 4.01m)

Dining Room

10' 5" x 11' 1" (3.17m x 3.38m)

Kitchen

8' 0" x 8' 2" (2.44m x 2.49m)

Study

9' 9" x 13' 11" (2.97m x 4.24m)

Shower Room

2' 5" x 9' 2" (0.74m x 2.79m)

Landing

Bedroom One

9' 2" x 13' 2" (2.79m x 4.01m)

Bedroom Two

11' 1" x 11' 5" (3.38m x 3.48m)

Bedroom Three

8' 1" x 8' 1" (2.46m x 2.46m)

Family Bathroom

7' 5" x 8' 1" (2.26m x 2.46m)

Garden

External Garage

Council Tax Band

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