



Amblecote Road, Tilehurst, Reading.

£235,000 Leasehold

Offered to the market with no onward chain complications is this well presented, bay fronted, two double bedroom first floor maisonette. The property is within walking distance of English Martyrs primary school, is close to a bus route leading to Reading town centre, while has access to various local shops and amenities. The property comprises of two double bedrooms, a lounge diner, a refitted kitchen and bathroom. Other features include double glazed windows, allocated parking, and a private rear garden.

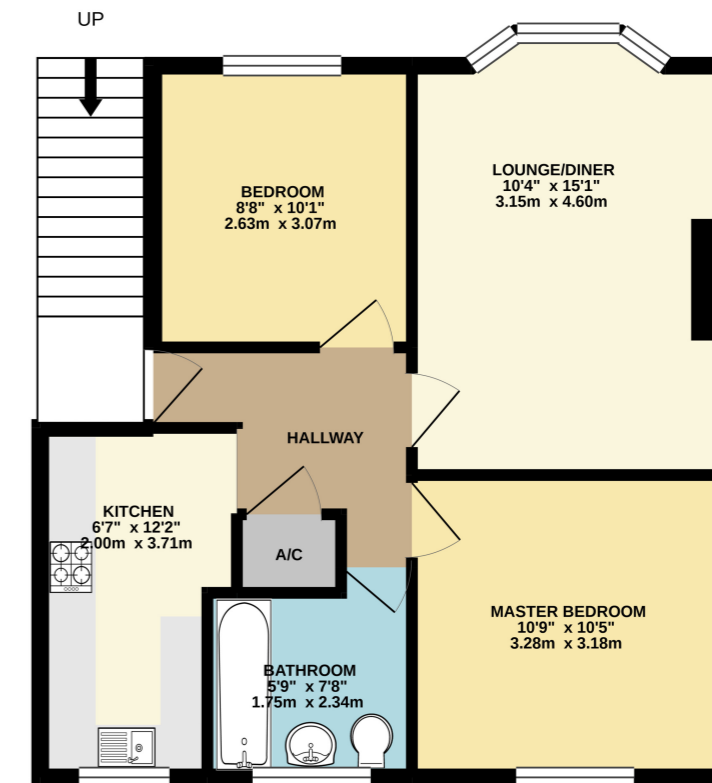
- Two Double Bedrooms
- Lounge Diner
- Refitted Kitchen
- Refitted Bathroom
- Allocated Parking
- Private Garden
- No Onward Chain
- Close to Reading Town Centre

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.





GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.4 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

First Floor

Hallway

Laminate wood flooring, entrance to all rooms, airing cupboard.

Lounge Diner

15' 11" x 10' 4" (4.85m x 3.15m) Front aspect double glazed bay window, downlights, single radiator, television point, electric fireplace.

Kitchen

12' 2" x 6' 7" (3.71m x 2.01m) Range of base and eye level units, gas hob with extractor hood, single sink, space for white goods, downlights, integrated single oven, tiled walls, rear aspect double glazed windows.

Bedroom One

10' 9" x 10' 5" (3.28m x 3.17m) Rear aspect double glazed windows, single radiator.

Bedroom Two

10' 1" x 8' 8" (3.07m x 2.64m) Front aspect double glazed window, double radiator.

Bathroom

7' 8" x 5' 9" (2.34m x 1.75m) Tiled flooring and walls, rear aspect double glazed windows, heated towel rail, panel enclosed bath with shower, pedestal wash basin, low level wc.

Outside

Parking

Allocated parking spaces at the rear of the property for a couple of vehicles.

Garden

Enclosed separate rear garden, nice patio area, with a large lawn.

Council Tax Band

