

4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk















Corwen Road, Tilehurst, Reading.

£380,000 Freehold

Arins Property Services - Offered to the market is this well presented three bedroom end of terrace property. The property is located within walking distance of the Tilehurst village centre, has excellent access to Tilehurst train station, a bus route leading to Reading town centre and junction 12 of the M4 motorway, while being a reasonable distance from various local primary and secondary schools. Further accommodation includes a living area, kitchen diner, downstairs wc, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, off road parking, a detached double garage, and a fence enclosed rear garden.

- Three Bedrooms
- Kitchen Dining Room
- Downstairs W/C
- Refitted Bathroom
- Detached Double Garage
- Off Road Parking
- Close to Public Transport Links
- Close to Tilehurst Village



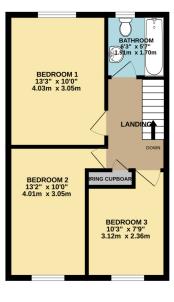




GROUND FLOOR 748 sq.ft. (69.5 sq.m.) approx



1ST FLOOR 418 sq.ft. (38.8 sq.m.) approx.



CORWEN ROAD

TOTAL FLOOR AREA: 1166 sq.ft. (108.4 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes and any other tens are approximate and no responsibility is laken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any rospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

Made with Metropic ©2024.

Property Description

Ground Floor

Entrance Hall

Laminate wood flooring, understairs storage, stairs to first floor, single radiator.

Living Room

17' 3" x 15' 10" MAX (5.26m x 4.83m) Front aspect double glazed window, laminate wood flooring, television point, single radiator.

Kitchen Diner

18' 1" \times 9' 10" (5.51m \times 3.00m) Rear and side aspect double glazed windows, base level units, one and a half bowl with drainer, space for white goods.

Downstairs WC

 $4'8" \times 2'8"$ (1.42m \times 0.81m) Rear aspect double glazed window, low level wc, wash basin with vanity unit, built in storage, partly tiled walls.

First Floor

Landing

Access to all first floor rooms, loft hatch to partially boarded loft, airing cupboard.

Bedroom One

13' 3" x 10' 0" (4.04m x 3.05m) Rear aspect double glazed window, single radiator, telephone point.

Bedroom Two

 $13' \, 2'' \, x \, 10' \, 0'' \, (4.01 \text{m} \, x \, 3.05 \text{m})$ Front aspect double glazed window, single radiator.

Bedroom Three

10' 3" \times 9' 0" (3.12m \times 2.74m) Front aspect double glazed window, single radiator.

Bathroom

6' 3" x 5' 7" (1.91m x 1.70m) Rear aspect double glazed window, low level wc, wash basin with vanity unit, panel enclosed bath with shower, heated towel rail, downlights, tiled walls and flooring.

Outside

Parking

Off road parking provided for multiple vehicles.

Garage

Detached double garage at rear of garden.

Rear Garden

Fence enclosed rear garden, patio slabbed area and good sized lawn with seperate vegetable patch.

Council Tax Band

С

