

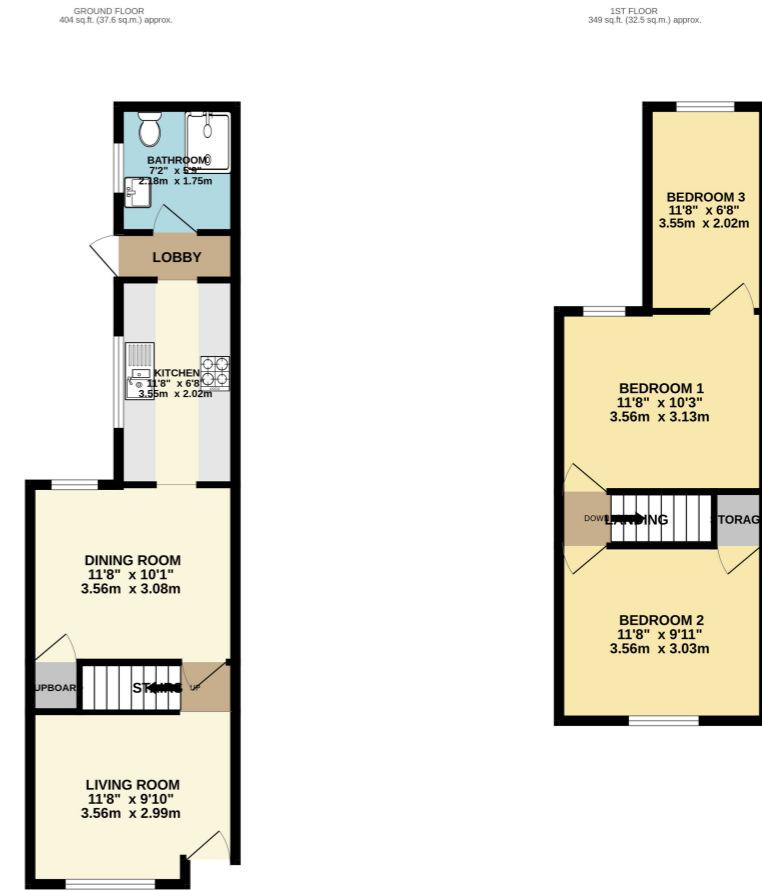


Elm Park Road, Reading, Berkshire.

£325,000 Freehold

Arins Tilehurst - Offered to the market is this well presented three bedroom Victorian mid terrace property set up in a 2+1 format. The property is within walking distance of Reading West train station, while being close to Reading town centre and has excellent access to various local shops and amenities, as well as being round the corner from Prospect Park. Further accommodation includes two separate reception rooms, a refitted kitchen, and a refitted downstairs shower room. Other features include an enclosed rear garden, gas central heating and double glazed windows throughout.

- Three Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Refitted Bathroom
- Close to Reading West Train Station
- Close to Shops & Amenities
- Enclosed Rear Garden
- Close to Reading Town Centre



ELM PARK ROAD
TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Property Description

Ground Floor

Living Room

11' 8" x 9' 10" (3.56m x 3.00m) Front aspect double glazed window, laminate flooring, television point, single radiator.

Dining Room

11' 8" x 10' 1" (3.56m x 3.07m) Single radiator, rear aspect double glazed window, laminate flooring.

Kitchen

11' 8" x 6' 8" (3.56m x 2.03m) Side aspect double glazed window, range of base and eye level units, one and a half bowl with drainer,

built in oven, gas hob with extractor, space for white goods, tiled flooring, partly tiled walls, downlights, home to boiler, extractor fan.

Lobby

Tiled flooring, door into garden, shelves for storage.

Shower Room

7' 2" x 5' 9" (2.18m x 1.75m) Side aspect double glazed window, low level wc, wash basin with vanity unit, shower cubicle, heated towel rail, tiled walls and flooring.

First Floor

Landing

Access to both first floor double bedrooms.

Bedroom One

11' 8" x 10' 3" (3.56m x 3.12m) Rear aspect double glazed window, laminate flooring, double radiator.

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.02m) Front aspect double glazed window, double radiator, laminate flooring.

Bedroom Three

10' 3" x 6' 8" (3.12m x 2.03m) Rear aspect double glazed window, laminate flooring,

double radiator.

Outside

Rear Garden

Approximately 35ft enclosed rear garden, full patio / courtyard style, shed at rear.

Council Tax Band

C

