

Pitcroft Avenue, Reading, Berkshire. RG6 1NH.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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£350,000 Freehold

Offered to the market with no onward chain complications is this Victorian terraced property. The property is in a popular location, within easy access of Reading town centre, Royal Berkshire Hospital and the University of Reading. The property also provides fantastic access to Earley station and Reading mainline station and is within walking distance of Palmer Park and other local amenities. The ground floor comprises of an entrance porch, a spacious lounge area, dining room that opens to kitchen, utility/storage room and a ground floor bathroom. The first floor comprises a landing, built in storage cupboard and three good sized bedrooms. Other features include gas central radiator heating, double glazed windows, and an enclosed rear garden. This property can also be suitable as family home or an ideal investment opportunity. There is NO ONWARD CHAIN.

- NO ONWARD CHAIN
- Ideal For First Time Buyers & Investors
- Three Bedrooms
- Victorian Terraced Home
- Private Rear Garden
- Permit Parking
- Character Features
- Two Reception Areas
- Popular Location
- Walking Distance To Alfred Sutton Primary School

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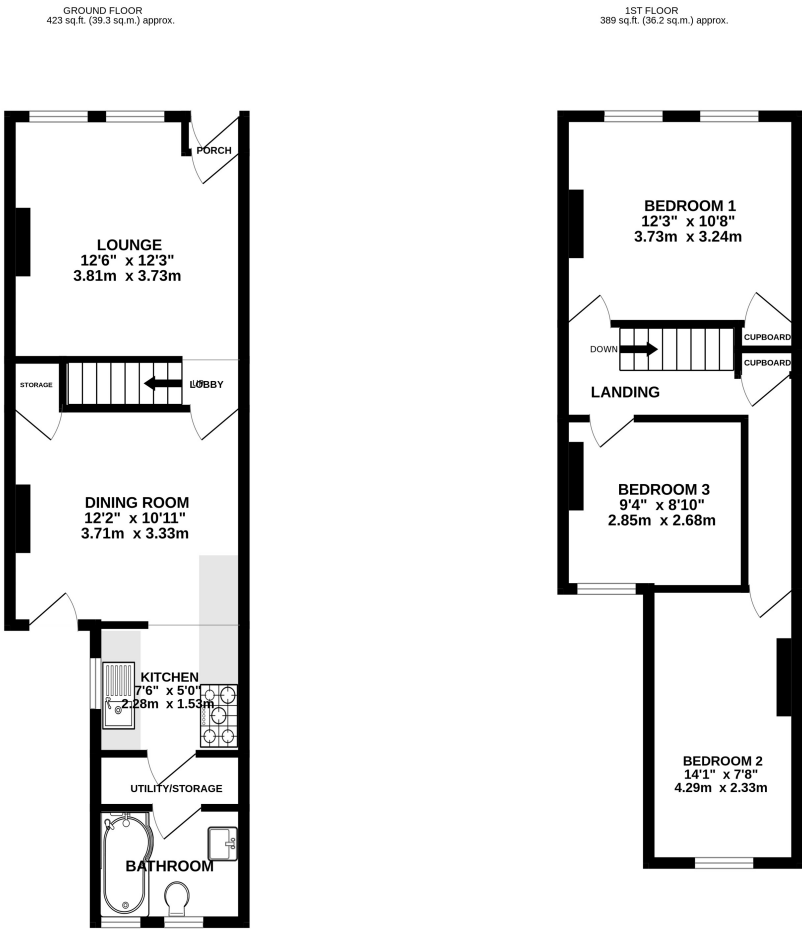
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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TOTAL FLOOR AREA : 813 sq.ft. (75.5 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

Ground Floor

Porch

Lounge

3.81m x 3.73m (12' 6" x 12' 3")

Dining Room

3.71m x 3.33m (12' 2" x 10' 11")

Kitchen

2.28m x 1.53m (7' 6" x 5' 0")

Utility/Store

Bathroom

First Floor

Bedroom One

3.73m x 3.24m (12' 3" x 10' 8")

Bedroom Two

4.29m x 2.33m (14' 1" x 7' 8")

Bedroom Three

2.85m x 2.68m (9' 4" x 8' 10")

Outside

Private Rear Garden

Permit Parking

Council Tax Band

C