

Lower Elmstone Drive, Tilehurst, Reading,
Berkshire. RG31 5PA.



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£1,200 pcm

Arins Property Services - Two bedroom freshly decorated Ground Floor Maisonette offered to the rental market for the first time. The property comprises of porch, lounge / dining room, kitchen with new appliances, inner hallway, two bedrooms, and bathroom. The property also benefits from enclosed rear garden and garage in nearby block. All recently decorated and new carpets to lobby, lounge / diner, inner hallway, and both bedrooms.

- Ground Floor Maisonette
- Re-Decorated Throughout
- Lounge / Dining Room
- Kitchen with New Appliances
- Two Bedrooms
- Bathroom
- Rear Enclosed Garden
- Garage in Nearby Block

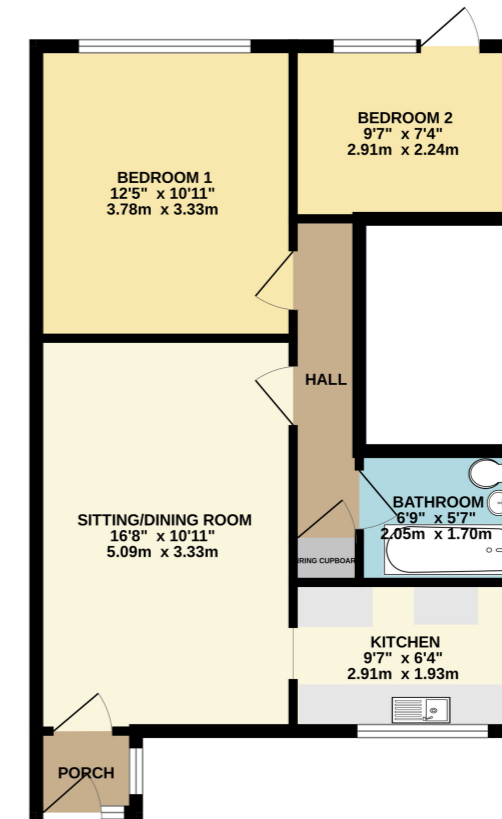
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



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



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.6 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 misstatement. 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.
Made with Measure 2007

Property Description

Porch

Door to Lounge / Diner

Lounge / Diner

16'8" x 10'11" (5.09m x 3.33m) Access from Porch. Access to Kitchen. Door to Hallway. Double GCH radiator. Front aspect double glazed window. New carpets and decor. (Please note fridge freezer in photo to be removed).

Kitchen

9'7" x 6'4" (2.91m x 1.93m) Access from Lounge / Diner. Front aspect double glazed window. New worksurface, decor and flooring. New cooker, fridge freezer, and washing machine. Range of matching kitchen units to low level and eye level.

Hallway

Accessed off Lounge / Diner. Access to Bathroom and both Bedrooms. Airing Cupboard. New carpet and decor.

Bathroom

6'9" x 5'7" (2.91m x 1.93m) Access from Hall. Side aspect double glazed window. Heated towel rail. White three piece bathroom suite comprising of low level WC, wash hand basin, bath with shower extension over.

Bedroom One

12'5" x 10'11" (3.78m x 3.33m) Access from Hall. Rear aspect double glazed window. Single GCH radiator. New carpets and decor.

Bedroom Two

9'7" x 7'4" (2.91m x 2.24m) Access from Hall. Rear aspect double glazed window. Double glazed door to Rear Garden. Single GCH radiator. New carpets and decor.

Rear Garden

Enclosed rear garden laid mainly to patio with side access and access from Bedroom Two.

Garage

Single garage in nearby block.

Council Tax Band

C

