

Warley Rise, Tilehurst, Reading, Berkshire. RG31  
6FR.



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6FR.

£340,000 Freehold

Arins Property Services - Two double bedroom mid terrace home presented in good order throughout. Conveniently located within a short distance to local shops and amenities and Tilehurst train station. To the Ground Floor is porch, lounge/diner, modern kitchen, and enclosed rear garden. First floor has two double bedrooms and modern bathroom. The property also benefits from garage in nearby block.

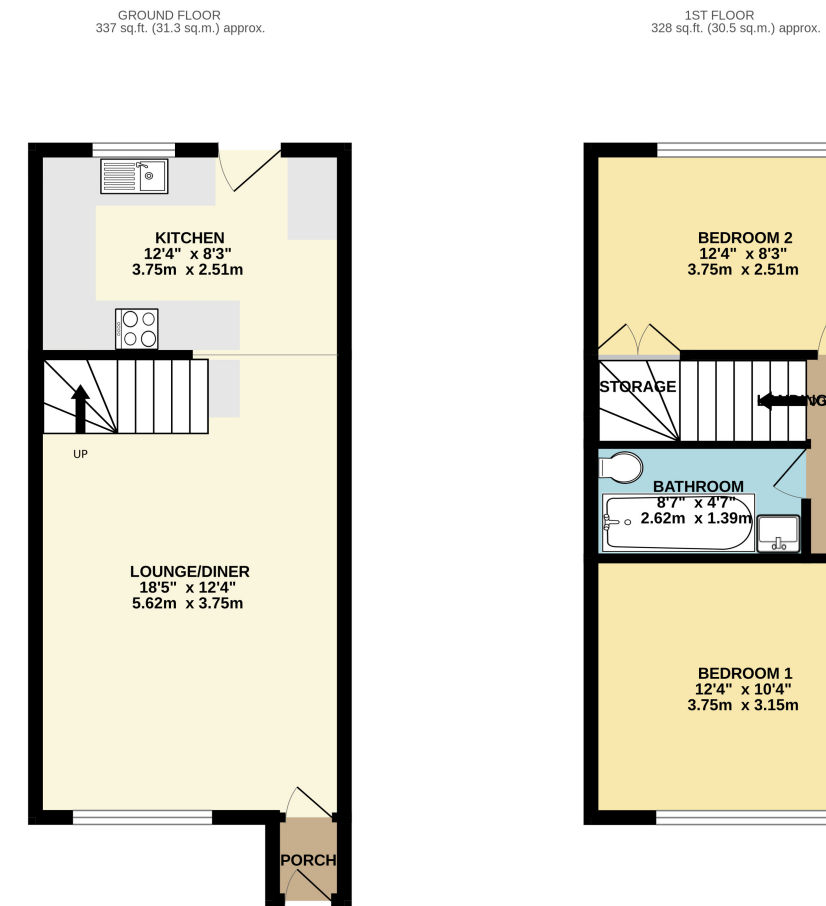
- Mid Terrace
- Lounge / Dining Room
- Modern Kitchen
- Garage in Nearby Block
- Modern Bathroom
- Two Bedrooms
- Enclosed Rear Garden
- Close to Tilehurst Train Station

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





TOTAL FLOOR AREA: 665 sq.ft. (61.8 sq.m.) approx.  
Whilst 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 as such for 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 2020

## Property Description

### Ground Floor

#### Porch

Fob Access Front Door. Access to Lounge / Diner

#### Lounge / Diner

18'5" x 12'4" (5.62m x 3.75m)  
Front aspect double glazed window with fitted blinds. GCH Radiator. Open stairs to First Floor. Opening to Kitchen Area.

#### Kitchen

12'4" x 8'3" (3.75m x 2.51m)  
Low level and eye level matching modern kitchen units with work surface over with fitted sink and drainer. Electric hob and oven.  
Rear aspect double glazed window with fitted blinds. Rear aspect double glazed door to Rear Garden.

### Rear Garden

Fully enclosed Rear Garden with rear gate. Concrete patio area and remainder laid to lawn.

### First Floor

#### Landing

Access to both Bedrooms and Bathroom

#### Bedroom One

12'4" x 10'4" (3.75m x 3.15m)  
Front aspect double glazed window with fitted blinds. GCH radiator.

### Bathroom

8'7" x 4'7" (2.62m x 1.39m)  
Modern three piece bathroom suite comprising of low level WC, wash hand basin, and bath with shower over. Added feature of TV fitted over bath. GCH towel rail.

### Bedroom Two

12'4" x 8'3" (3.75m x 2.51m)  
Rear aspect double glazed window with fitted blinds. GCH radiator. Double door storage cupboard over stairs.

### Parking

Garage in nearby Block.

### Council Tax Band

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