

**Vale Crescent, Tilehurst, Reading, Berkshire.  
RG30.**

**£325,000 Freehold**

Offered by Arins Property Services is this beautifully presented three-bedroom mid-terrace home, ideally located just a five-minute walk from Tilehurst Train Station and close to Tilehurst village amenities, parks and bus services. The property features a spacious living room with doors to a landscaped rear garden, a modern kitchen/breakfast room, three well-sized bedrooms and a contemporary family bathroom. Further benefits include gas central heating, UPVC double glazing and an enclosed rear garden with decking and rear access. A fantastic buy in a highly sought-after location, early viewing is strongly recommended.

- Three Bedrooms
- Mid-Terrace Home
- Modern Kitchen
- Spacious Living
- Landscaped Garden
- Gas Central Heating
- Double Glazing
- Excellent Location





## Property Description

### GROUND FLOOR

#### Hallway

3' 0" x 3' 11" (0.91m x 1.19m)

#### Living Room

20' 6" x 10' 10" (6.25m x 3.30m)

#### Kitchen

20' 9" x 6' 7" (6.32m x 2.01m)

#### Bedroom Two

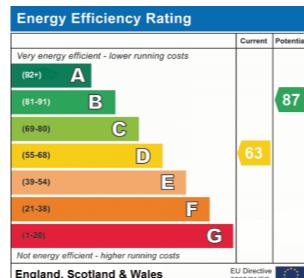
11' 3" x 6' 6" (3.43m x 1.98m)

#### Bedroom Three

9' 10" x 11' 11" (3.00m x 3.63m)

#### Family Bathroom

5' 6" x 7' 8" (1.68m x 2.34m)



#### Landing

### Council Tax Band

C

### FIRST FLOOR

#### Master Bedroom

10' 5" x 11' 1" (3.17m x 3.38m)