

**Eddleston Way, Tilehurst, Reading, Berkshire.  
RG30.**

**£1,700 pcm**

Arins Property Services - Offered to the rental market and available now is this unfurnished three bedroom mid terrace property. The property is situated close to local amenities and bus route into Reading Town centre. The property offers accommodation to including lounge/diner, refitted modern kitchen/breakfast room and W/C to the ground floor. To the first floor the property benefits from family bathroom, three bedrooms with en-suite shower room to master bedroom. There is also a low maintenance enclosed rear garden.

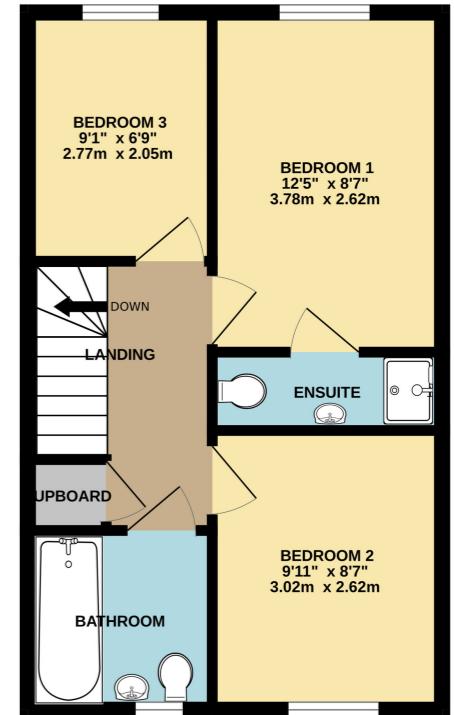
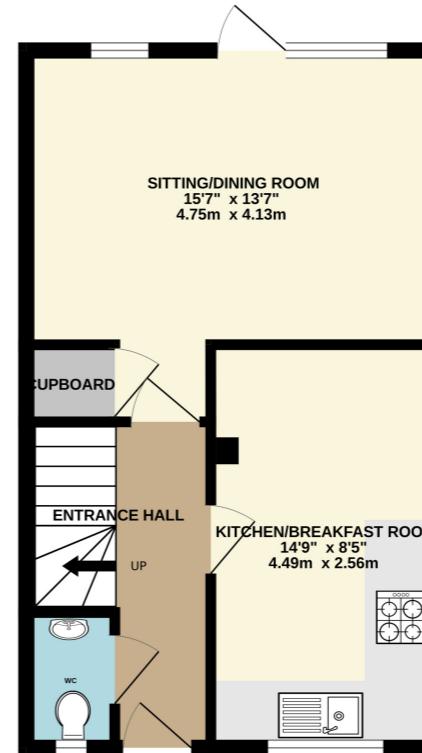
- Three Bedrooms
- Downstairs WC
- En Suite to Master
- EPC Rating B
- Unfurnished
- Close to Bus Routes
- Enclosed Rear Garden
- Available Now





GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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 fixtures 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

#### Entrance Hall

Access to Kitchen/Breakfast Room, Lounge/Diner, and WC. Stairs to First Floor.

#### Kitchen/Breakfast Room

8' 5" x 14' 9" (2.57m x 4.50m)

Front aspect double glazed window. Range of base and wall kitchen units with worksurface over with fitted sink and drainer. Built in Fridge/Freezer. Gas hob. Electric oven.

#### Downstairs WC

Front aspect double glazed window. WC and wash hand basin.

### Lounge/Diner

15' 7" x 13' 7" (4.75m x 4.14m)

Rear aspect double window. Rear double glazed door and full length double glazed window. Access to Rear Garden. Under stairs storage cupboard.

### First Floor

#### Landing

Access to all three Bedrooms and Family Bathroom. Over stairs cupboard.

#### Bedroom One

8' 7" x 12' 5" (2.62m x 3.78m)

Rear aspect double glazed window. Access to En-suite Shower Room.

### En-suite Shower Room

Shower cubicle, wash hand basin, and WC.

#### Bedroom Two

8' 7" x 9' 11" (2.62m x 3.02m)

Front aspect almost full length double glazed window.

#### Bedroom Three

6' 9" x 9' 1" (2.06m x 2.77m)

Rear aspect double glazed window.

#### Family Bathroom

Front aspect double glazed window. Three piece suite comprising of bath, wash hand basin, and WC.

### Outside

#### Rear Garden

Enclosed rear garden comprising of patio area and lawn. Storage shed.

#### Council Tax Band

C

