



Pangbourne Street, Reading, Berkshire.

£325,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this extremely well presented three bedroom Victorian terraced property. The property is situated within walking distance to a bus route leading to Reading town centre, is close to Reading West train station, while being close to various other local shops and amenities. Further accommodation includes two reception rooms, a refitted kitchen, and a refitted family bathroom. Other features includes gas central heating, double glazed windows, and an enclosed rear garden.

- Three Double Bedrooms
- Two Reception Rooms
- Refitted Bathroom
- Refitted Kitchen
- No Onward Chain
- Close to Public Transport Links
- Double Glazed Windows
- Gas Central Heating

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.





TOTAL FLOOR AREA: 818 sq ft. (75.0 sq.m.) approx.
 While 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

Entrance Hall

Laminate wood flooring, understairs storage.

Living Room

12' 7" x 8' 8" (3.84m x 2.64m) Laminate wood flooring, front aspect double glazed window, double radiator.

Dining Room

11' 11" x 10' 0" (3.63m x 3.05m) Laminate wood flooring, single radiator, rear aspect double glazed window, television point, stairs leading to first floor

Kitchen

8' 5" x 8' 0" (2.57m x 2.44m) Tiled flooring, side aspect double glazed window, range of base and eye level units, one and a half sink with drainer, gas hob with extractor fan and oven, space for white goods, home to boiler.

Utility

8' 0" x 3' 11" (2.44m x 1.19m) Tiled flooring, single radiator, space for white goods, door into garden.

Bathroom

8' 2" x 6' 10" (2.49m x 2.08m) Rear aspect double glazed window, panel enclosed bath with shower, low level wc, pedestal wash basin, double radiator, tiled flooring, downlights, extractor fan.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

11' 3" x 10' 2" (3.43m x 3.10m) Front aspect double glazed window, double radiator, television point, built in cupboards.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m) Laminate wood flooring, rear aspect double glazed window, double radiator, built in storage.

Bedroom Three

13' 0" x 7' 6" (3.96m x 2.29m) Rear aspect double glazed window, laminate wood flooring, double radiator.

Outside

Rear Garden

Enclosed rear garden, patio leading onto lawned area.

Council Tax Band

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