

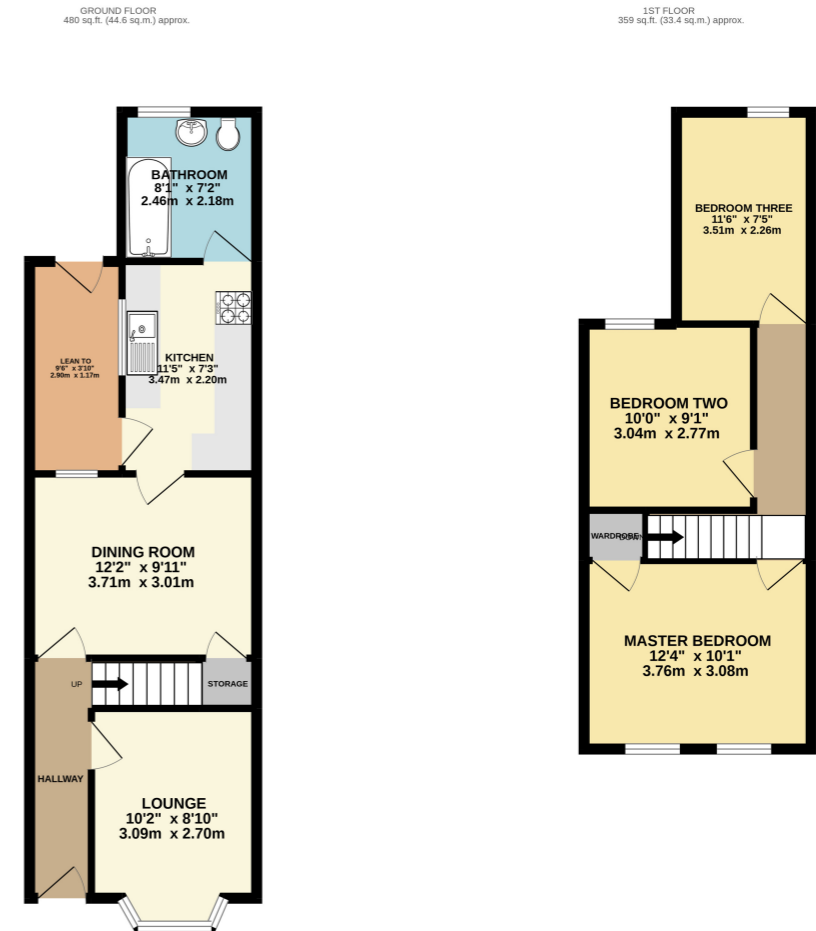


Elm Park Road, Reading, Berkshire.

£300,000 Freehold

Arins Tilehurst - Offered to the market is this three double bedroom terraced home. The property is within walking distance of Reading West train station, while being close to a bus route which leads to Reading town centre and has excellent access to various local shops and amenities. Further accommodation includes two separate reception rooms, a refitted kitchen and refitted bathroom. Other features include double glazed windows, gas central heating and enclosed rear garden.

- Three Double Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Refitted Bathroom
- Lean-To
- Gas Central Heating
- Close to Town Centre
- Close to Reading West Train Station



TOTAL FLOOR AREA: 839 sq.ft. (78.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description 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 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**

**Entrance Hall**

Access to both reception rooms & upstairs, double radiator.

**Lounge**

8' 10" x 10' 2" (2.69m x 3.10m) Front aspect double glazed bay window, TV point, ceiling fan, laminated wood flooring.

**Dining Room**

12' 2" x 9' 11" (3.71m x 3.02m) Rear aspect double glazed window, access to kitchen, access to under stair storage, single radiator, laminated wood flooring.

**Kitchen**

7' 3" x 11' 5" (2.21m x 3.48m) Side aspect double glazed window, range of base and eye level units, free standing fan over & electric hob with extractor hood, single bowl with draining board, tiled flooring, partly tiled walls, boiler, access to family bathroom, access to lean-to.

**Family Bathroom**

7' 3" x 8' 1" (2.21m x 2.46m) Rear aspect double glazed window, panel enclosed bath with shower, wash basin, low level WC, tiled flooring, partly tiled walls, single radiator.

**Lean-To**

Tiled flooring, access to garden.

**First Floor**

**Master Bedroom**

12' 4" x 10' 1" (3.76m x 3.07m) Two front aspect double glazed windows, built in wardrobe, single radiator, laminated wood flooring.

**Bedroom Two**

9' 1" x 10' 0" (2.77m x 3.05m) Rear aspect double glazed window, single radiator.

**Bedroom Three**

7' 5" x 11' 6" (2.26m x 3.51m) Rear aspect double glazed window, single radiator, laminated wood flooring.

**Outside**

**Rear Garden**

Enclosed by wooden fence panels, small patio area, shed for storage.

**Council Tax Band**

