



Ashampstead Road, Reading, Berkshire.

£365,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this two double semi detached property. The property is situated in a popular residential area, with easy access to various local amenities and shops, and is close to bus routes that leads you to Reading town centre, as well as being close to various schools. Further accommodation includes an open plan lounge diner, kitchen and a first floor family bathroom. Other features include driveway parking for multiple vehicles, large enclosed rear garden, gas central heating, double glazed windows, and has fantastic potential to extend STPP.

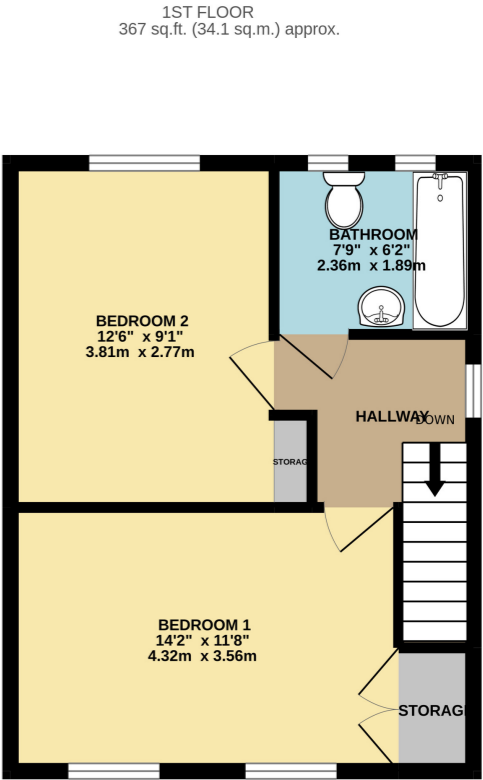
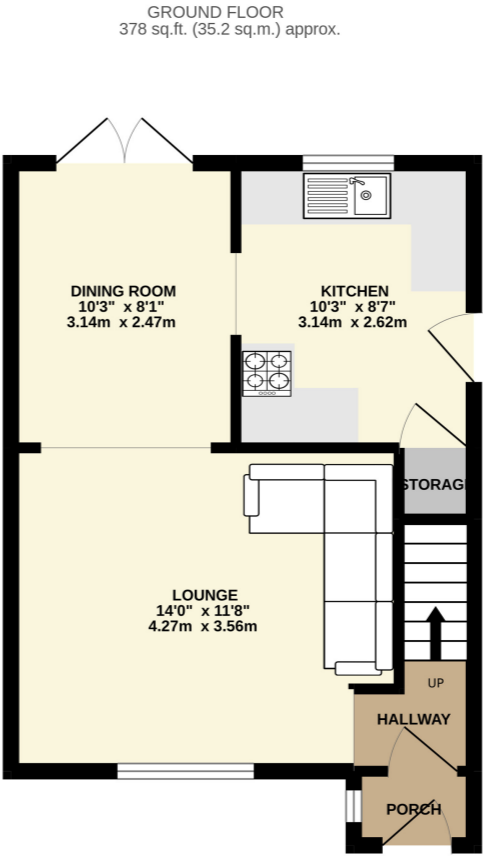
- Two Double Bedrooms
- Open Plan Lounge Diner
- Kitchen
- Large Enclosed Rear Garden
- Driveway Parking
- No Onward Chain
- Double Glazed Windows
- Potential to Extend (STPP)



Ashampstead Road, Reading, Berkshire.



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TOTAL FLOOR AREA: 745 sq.ft. (69.2 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 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

Access into entrance hall, side aspect double glazed window.

Entrance Hall

Stairs leading to first floor, access into living room.

Lounge

14' 0" x 11' 8" (4.27m x 3.56m) Front aspect double glazed window, television point, radiator, telephone point, laminate wood flooring.

Dining Room

10' 3" x 8' 1" (3.12m x 2.46m) Laminate wood flooring, French doors into rear garden, access into kitchen.

Kitchen

10' 3" x 8' 7" (3.12m x 2.62m) Rear aspect double glazed window, tiled flooring, range of base and eye level units, single bowl with drainer, electric hob with single oven and extractor hood, space for white goods, door into garden.

First Floor

Landing

Access to all first floor rooms, side aspect double glazed window.

Bedroom One

14' 2" x 9' 5" (4.32m x 2.87m) Two front aspect double glazed windows, storage alcove.

Bedroom Two

12' 6" x 9' 1" (3.81m x 2.77m) Rear aspect double glazed window, built in storage alcove.

Bathroom

7' 9" x 6' 2" (2.36m x 1.88m) Two rear aspect double glazed windows, panel enclosed bath with shower, low level wc, pedestal wash basin with vanity unit, heated towel rail.

Outside

Driveway

Large driveway providing parking for multiple vehicles, side access into rear garden.

Rear Garden

Fence enclosed rear garden, good sized patio area with lawn beyond, and further patio area at rear.

Council Tax Band

