## Curzon Street, Reading, Berkshire. RG30.



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# Curzon Street, Reading, Berkshire. RG30.

Arins Property Services - Offered to the market with no onward chain complications is this very well presented three bedroom Victorian terraced property. The property is situated within walking distance to a bus route leading to Reading town centre, and is within walking distance to Reading West train station, while being close to various other local shops and amenities. The property comprises of three bedrooms, two bathrooms, a bay fronted living room, refitted kitchen, refitted downstairs shower room, dining area and a refitted family bathroom upstairs. Other features include gas central heating, double glazed windows throughout, and an enclosed rear garden.

hese 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 ely 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





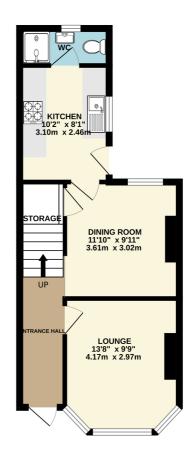
## £350,000 Freehold

- Three Bedrooms
- Two Bathrooms
- Bay Fronted Living Room
- No Onward Chain
- Close to Reading West Train Station & Reading Town Centre
- Enclosed Rear Garden



GROUND FLOOR





## **Property Description**

## Ground floor

#### Entrance Hall

Access to the living room, stairs to the first floor and the dining room

#### Lounge

13' 8" x 9' 9" (4.17m x 2.97m) Front aspect double glazed bay fronted window, fire place, double radiator, laminate flooring

### **Dining Room**

11' 10" x 9' 11" (3.61m x 3.02m) Rear aspect double glazed window, access to kitchen,

## Kitchen

10' 2" x 8' 1" (3.10m x 2.46m) Range of base and eye level units, gas hob with extractor fan and built in oven, single bowl with drainer, space for white goods, side aspect double glazed window, door into rear garden.

### Shower Room

Shower cubicle, single wash basin, WC, rear aspect window, tiled flooring

## **First Floor**

Landing Access to all first floor rooms

## **Bedroom One**

13' 3" x 11' 11" (4.04m x 3.63m) Two front aspect double glazed windows and carpeted

#### Bedroom Two

11' 2" x 8' 2" (3.40m x 2.49m) Rear aspect double glazed window and carpeted

#### **Bedroom Three**

8' 3" x 6' 9" (2.51m x 2.06m) Rear aspect double glazed window and carpeted

## **Family Bathroom**

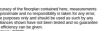
Side aspect double glazed window, panel enclosed bath, wash basin and low level wc

## Outside

### Parking

On street parking is available





### Garden

Fence enclosed rear garden, patio area initially leading to a separate artificial grass area.

## **Council Tax Band**

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