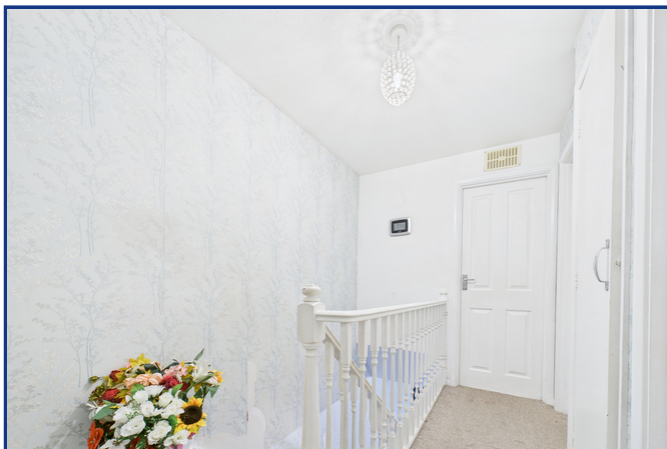


Poole Close, Tilehurst, Reading, Berkshire. RG30.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
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7 Poole Close, Tilehurst, Reading, Berkshire.
RG30.

£365,000 Freehold

A well-presented three-bedroom mid-terrace property, ideally located within walking distance of English Martyrs Primary School and offering convenient access to Reading town centre via nearby bus routes. The home features a spacious lounge, kitchen/dining room, three bedrooms, and a first-floor family bathroom. Additional benefits include double glazing, gas central heating, an enclosed rear garden, and a single garage. Close to local shops and amenities, this property offers comfortable and practical living in a popular residential location.

- Three Bedroom Mid-Terrace Home
- Walking Distance To English Martyrs Primary School
- Lounge And Kitchen/Dining Room
- First Floor Family Bathroom
- Double Glazed Windows Throughout
- Enclosed Rear Garden
- Gas Central Heating - New Boiler
- Single Garage

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.

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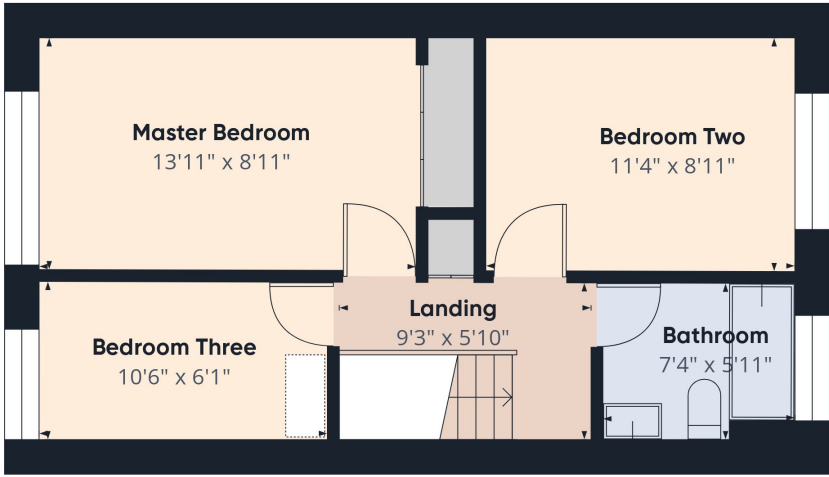
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Floor 0



Floor 1

Approximate total area^m
820 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Entry

4' 3" x 3' 7" (1.30m x 1.09m)

Living Room

15' 2" x 15' 5" (4.62m x 4.70m)

Dining Room

12' 6" x 7' 6" (3.81m x 2.29m)

Kitchen

12' 4" x 7' 6" (3.76m x 2.29m)

FIRST FLOOR

Landing

9' 3" x 5' 10" (2.82m x 1.78m)

Master Bedroom

13' 11" x 8' 11" (4.24m x 2.72m)

Bedroom Two

11' 4" x 8' 11" (3.45m x 2.72m)

Bedroom Three

10' 6" x 6' 1" (3.20m x 1.85m)

Bathroom

7' 4" x 5' 11" (2.24m x 1.80m)

Council Tax Band

C

