

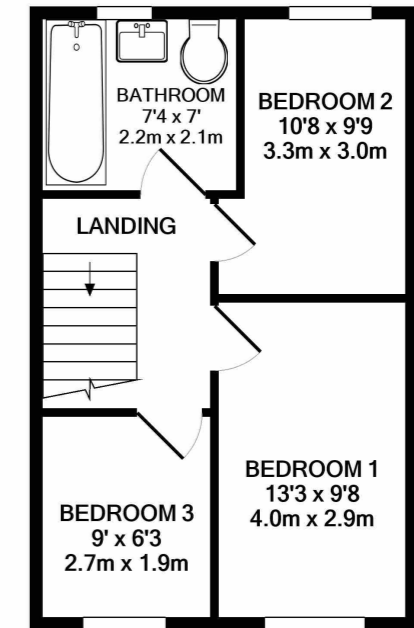
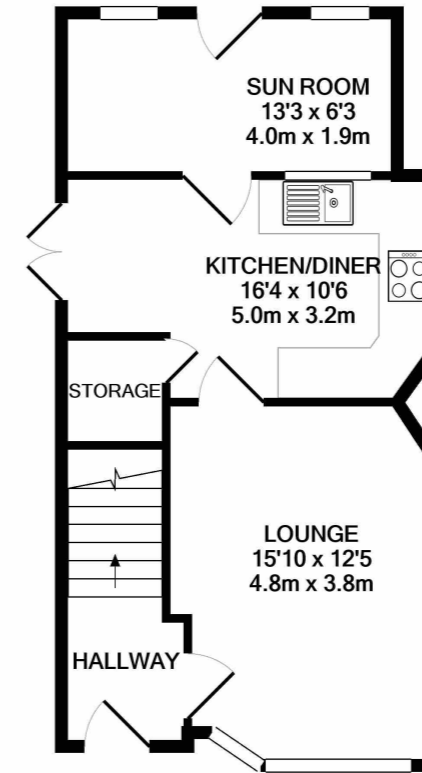


Thirlmere Avenue, Tilehurst, Reading.

£300,000 Freehold

Offered to the market with no onward chain complications is this well presented three bedroom end of terrace home. The property benefits from being within walking distance of Tilehurst train station, while being close to a bus route leading to Reading town, as well as having excellent access to various local shops and amenities. Further accommodation includes a lounge, refitted kitchen diner, a sun room, and a refitted first floor bathroom. Other features include double glazed windows, gas central heating, driveway parking, and an enclosed rear garden.

- Three Bedrooms
- Lounge
- Refitted Kitchen / Diner
- Sun Room
- Refitted Bathroom
- Driveway Parking
- Close to Tilehurst Train Station
- No Onward Chain



GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

Property Description

Ground Floor

with extractor hood and single oven, single sink with drainer, two double ovens, home to boiler, plumbing for washing machine, understairs storage.

Entrance Hall

Laminate wood flooring, double radiator.

Lounge

15' 10" x 12' 5" (4.83m x 3.78m) Front aspect double glazed window, laminate wood flooring, double radiator, television point, telephone point.

Kitchen / Diner

16' 4" x 10' 6" (4.98m x 3.20m) Rear aspect double glazed window, French doors into garden, laminate wood flooring, range of base and eye level units, partly tiled walls, gas hob

Sun Room

13' 3" x 6' 3" (4.04m x 1.91m) Laminate wood flooring, single radiator, two rear aspect double glazed windows, door into rear garden.

First Floor

Landing

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

Bedroom One

13' 3" x 9' 8" (4.04m x 2.95m) Front aspect double glazed window, double radiator.

Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m) Rear aspect double glazed window, double radiator, television point.

Bedroom Three

9' 0" x 6' 3" (2.74m x 1.91m) Front aspect double glazed window, double radiator.

Bathroom

7' 4" x 7' 0" (2.24m x 2.13m) Rear aspect double glazed window, panel enclosed bath

with shower, low level wc, wash basin with vanity unit, tiled flooring and partly tiled walls, double radiator.

Outside

Driveway

Brick driveway providing parking at least one car, side access into rear garden.

Rear Garden

Fence enclosed rear garden consisting of two separate areas. Initially a nice patio area with steps leading to lawn at rear of garden. South West facing.

Council Tax Band