

Waverley Road, Reading, Berkshire. RG30.



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£1,100 pcm

Arins Tilehurst - Offered to the market is this first floor one bedroom flat in this Victorian terraced property. 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. The flat comprises of one reception areas, one double bedroom, kitchen, and bathroom. Other features include gas central heating and allocated parking space. Part Furnished or Unfurnished. Available Now.

- Close to Public Transport Links
- Close to Prospect Park
- First Floor Flat
- Reception Room
- Double Bedroom
- Refitted Bathroom
- Kitchen
- Allocated Parking Space
- Available Now
- Part Furnished or Unfurnished

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.

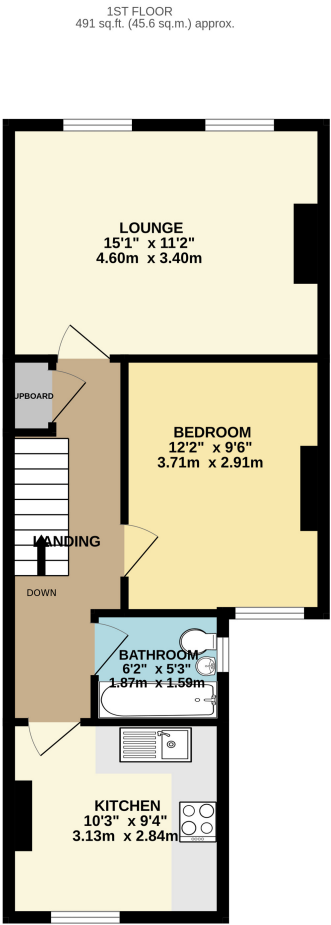


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TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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

First Floor

Stairs & Landing

Access to Reception Room, Bedroom, Bathroom, and Kitchen.
Storage Cupboard. Freshly decorated and new carpet.

Reception Room

15' 1" x 11' 2" (4.60m x 3.40m)
Two front aspect double glazed windows. Freshly decorated and new carpet.

Bedroom

12' 2" x 9' 6" (3.71m x 2.90m)
Rear aspect double glazed window. Freshly decorated and new carpet.

Bathroom

6' 2" x 5' 3" (1.88m x 1.60m)
Side aspect double glazed window. Matching white suite of wash basin, low level WC, and bath with shower attachments.

Kitchen

10' 3" x 9' 4" (3.12m x 2.84m)
Rear aspect double glazed window. Range of base and wall units with worksurface over fitted sink and drainer. Fitted oven and hob. Washing machine. Separate fridge and freezer.

Outside

Parking

One Parking Space to the rear of the property accessed by Water Road.

Council Tax Band

B

