Blagrave Rise, Tilehurst, Reading.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk

















Blagrave Rise, Tilehurst, Reading.

Arins Property Services - Offered to the market with no onward chain complications is this three bedroom link detached property. Set down a highly desirable cul-de-sac just a short distance from the centre of Tilehurst Village, this property has excellent access to Junction 12 of the M4 motorway, the A4 which leads to Newbury and Reading town centre, while being close to Sainsburys superstore and IKEA, as well as also being within walking distance of sought after schools including Little Heath School, St Pauls Catholic School, Park Lane School, along with many more. Further accommodation includes a living area, a kitchen diner, conservatory, downstairs wc, and a first floor refitted family bathroom. Other features include double glazed windows, gas central heating, a single garage, driveway parking, and an enclosed rear garden.

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



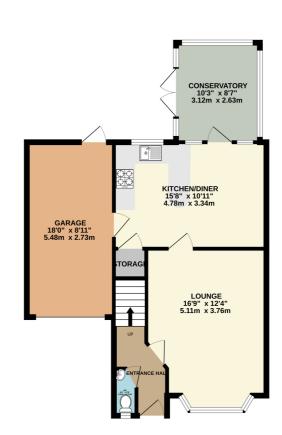
£425,000 Freehold

- Three Bedrooms
- Lounge
- Kitchen Diner
- Conservatory
- Single Garage
- Driveway Parking
- Enclosed Rear Garden
- No Onward Chain



GROUND FLOOP





BLAGRAVE RISE

Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, single radiator.

Living Room

16' 9" x 12' 4" (5.11m x 3.76m) Front aspect double glazed bay fronted window, double radiator, television point, telephone point.

Kitchen Diner

15' 8" x 10' 11" (4.78m x 3.33m) Range of base and eye level units, single bowl with drainer, electric hob with built in oven and extractor hood, space for white goods, double radiator, rear aspect double glazed window, tiled flooring, door into garage and conservatory, understairs storage, home to boiler.

Conservatory

10' 3" x 8' 7" (3.12m x 2.62m) French doors into garden,

laminate wood flooring.

Downstairs WC

5' 4" x 2' 5" (1.63m x 0.74m) Front aspect double glazed window, low level wc, wash basin, single radiator, tiled flooring.

Garage

18' 0" x 8' 11" (5.49m x 2.72m) Up and over garage door, has light and power, door into garden.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

12' 8" x 8' 10" (3.86m x 2.69m) Front aspect double glazed window, single radiator, built in wardrobe.

Bedroom Two

10' 8" x 8' 10" (3.25m x 2.69m) Rear aspect double glazed window, single radiator.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m) Front aspect double glazed window, built in storage.

Bathroom

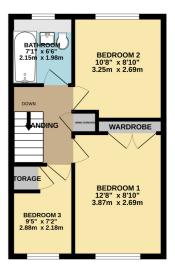
7' 1" x 6' 6" (2.16m x 1.98m) Rear aspect double glazed window, enclosed bath with shower, wash basin with vanity unit, low level wc, extractor fan, single radiator.

Outside

Driveway

Off road parking provided for multiple vehicles.

1ST FLOOR



Rear Garden

Fence enclosed rear garden, patio slabbed area leading to lawned area, surrounded by mature shrubs and bushes.

Council Tax Band

D

