

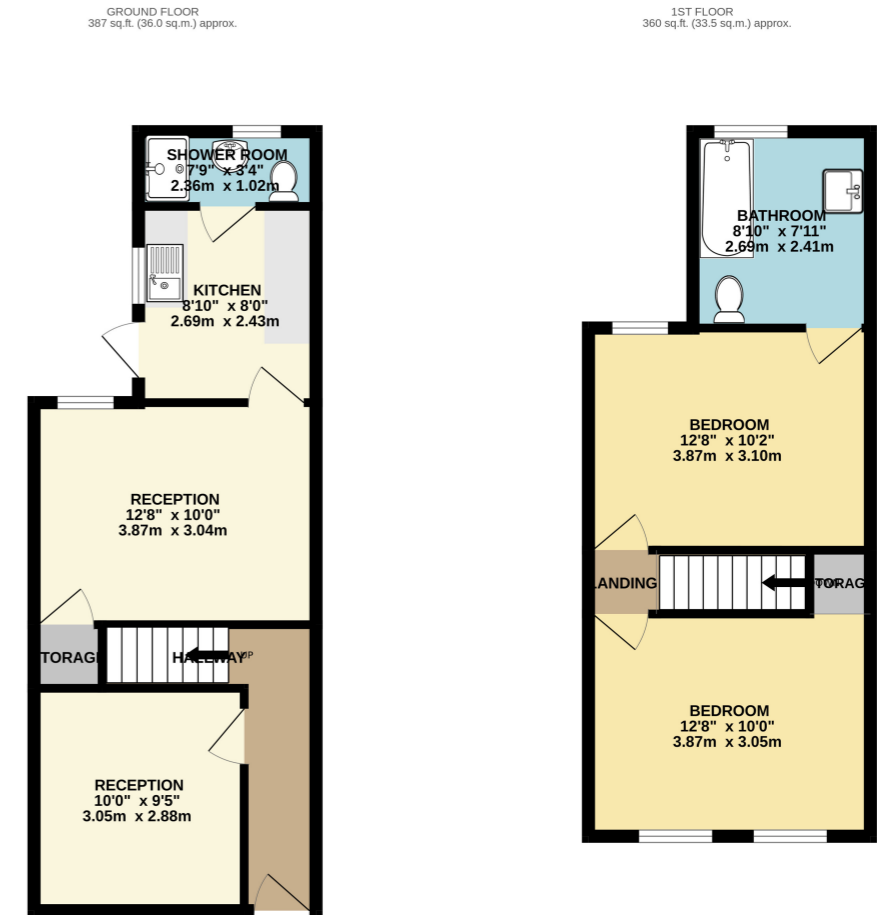


59 Sherwood Street, Reading, Berkshire. RG30 1LF.

£1,300 pcm

Arins Tilehurst -Available immediately is this well presented two double bedroom Victorian terraced property. The property is located in a desirable location, within walking distance to Reading West train station, while being close to Reading town centre and also excellent access to various other local shops and amenities. Further accommodation includes two reception rooms, a refitted kitchen, ground floor shower room and a first floor family bathroom. Other features include gas central heating, and a good sized enclosed rear garden.

- Two Double Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Two Bathrooms
- Enclosed Rear Garden
- Gas Central Heating
- Close to Reading West Train Station
- Available Immediately



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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

Ground Floor

Entrance Hall

Stairs leading to first floor, access into both ground floor reception rooms.

Lounge

9' 05" x 10' 0" (2.87m x 3.05m) Front aspect double glazed window, radiator.

Dining Room

12' 08" x 10' 00" (3.86m x 3.07m) Rear aspect double glazed window, radiator, understairs storage.

Kitchen

8' 00" x 8' 10" (2.46m x 2.69m) Side aspect double glazed window, door into garden, range of base and eye level units, single bowl with drainer, space for white goods and oven, electric hob.

Shower Room

7' 09" x 3' 04" (2.36m x 1.02m) Rear and side aspect double glazed window, shower, low level wc, pedestal wash basin, partly tiled walls.

First Floor

Bedroom One

12' 08" x 10' 00" (3.86m x 3.10m) Rear aspect double glazed window, radiator, access into ensuite.

En Suite

8' 10" x 7' 11" (2.69m x 2.41m) Rear aspect double glazed window, pedestal wash basin, panel enclosed bath, low level wc, single radiator.

Bedroom Two

12' 08" x 10' 0" (3.84m x 3.05m) Two front aspect double glazed windows, inbuilt storage, double radiator.

Outside

Rear Garden

Fence enclosed rear garden, patio space leading onto good sized lawn.

Council Tax Band

B

