

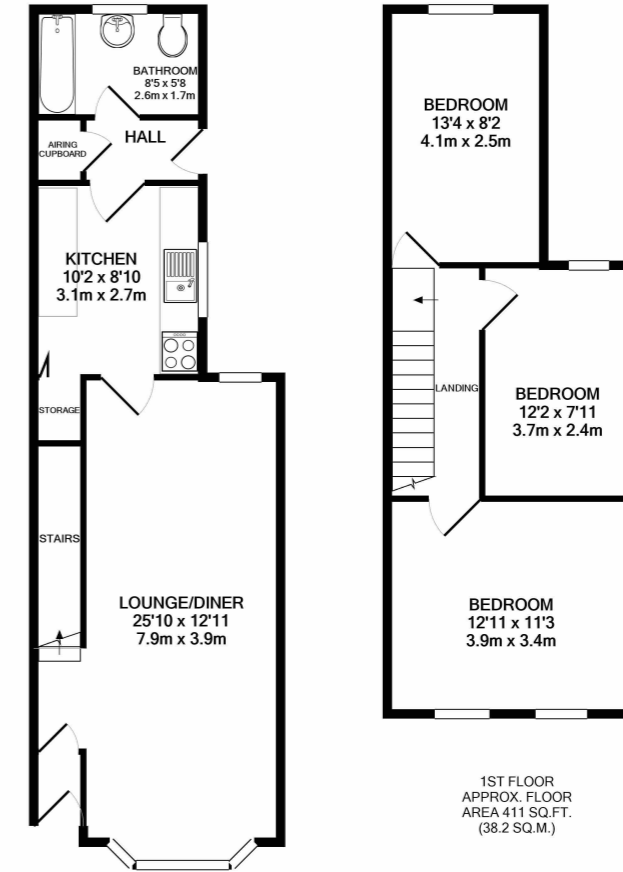


Catherine Street, Reading, Berkshire.

£325,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this three bedroom Victorian terrace house. The property is situated within walking distance to a bus route leading to Reading town centre, is close to Reading West train station, while being close to various other local shops and amenities. The property comprises of three double bedrooms, large open plan lounge diner, refitted kitchen, and a downstairs bathroom. Additional features include gas central heating, double glazed windows, and an enclosed rear garden.

- Three Double Bedrooms
- Open Plan Lounge Diner
- Refitted Kitchen
- Refitted Bathroom
- Gas Central Heating
- Double Glazed Windows
- Close to Train Station
- No Onward Chain



GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 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
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Property Description

Ground Floor

Porch

Lounge Diner

25' 10" x 12' 11" (7.87m x 3.94m) Front aspect double glazed bay fronted window, rear aspect double glazed window, two double radiators, television point, telephone point.

Kitchen

10' 2" x 8' 10" (3.10m x 2.69m) Range of base and eye level units, single sink with drainer, gas hob with single oven and extractor hood, space for washing machine, side aspect double glazed window, tiled flooring, boiler, understairs storage.

Bathroom

8' 5" x 5' 8" (2.57m x 1.73m) Rear aspect double glazed window, tiled flooring, pedestal wash basin, low level wc, panel enclosed bath with shower, heated towel rail, extractor fan.

First Floor

Landing

Access to all first floor rooms.

Bedroom One

12' 11" x 11' 3" (3.94m x 3.43m) Two front aspect double glazed windows, single radiator.

Bedroom Two

13' 4" x 8' 2" (4.06m x 2.49m) Rear aspect double glazed window, single radiator.

Bedroom Three

12' 2" x 7' 11" (3.71m x 2.41m) Rear aspect double glazed window, double radiator.

Outside

Rear Garden

Fence enclosed rear garden, predominantly patio with small grass area at rear.

Council Tax Band