

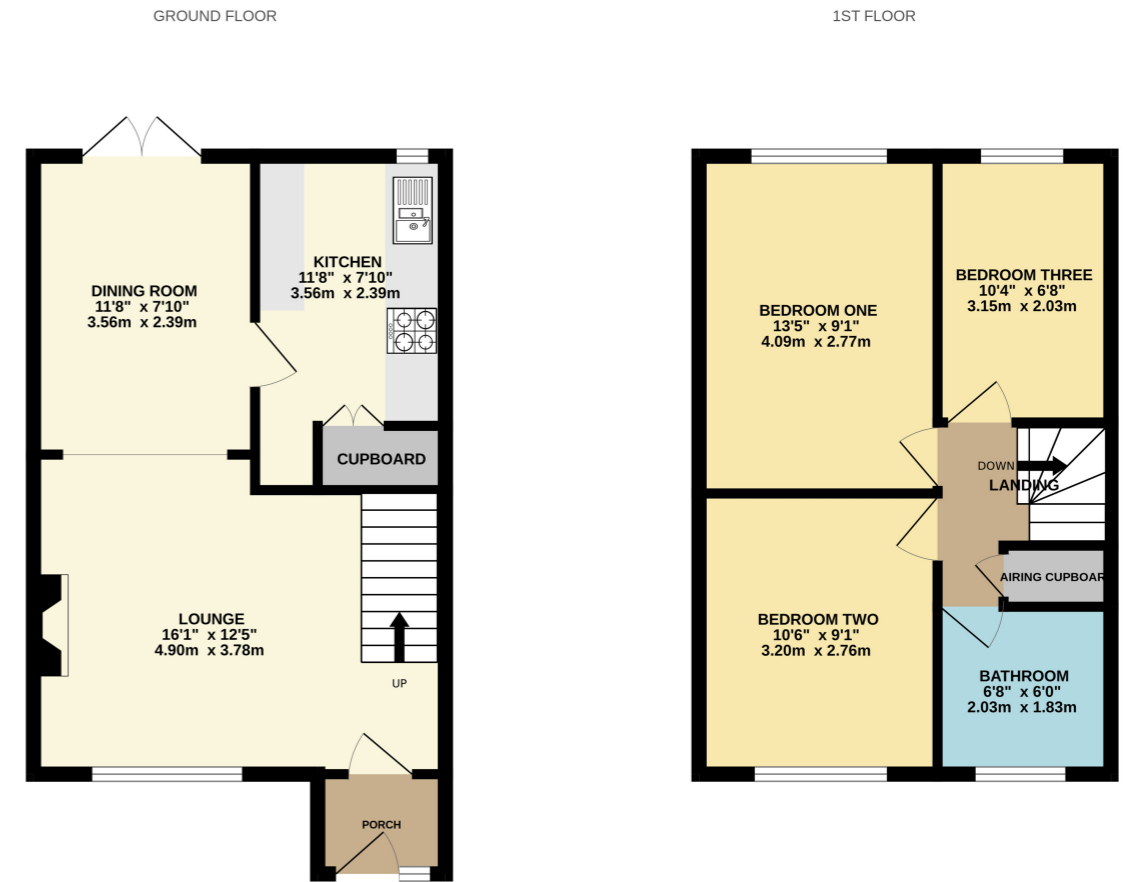


Coalport Way, Tilehurst, Reading.

£400,000 Freehold

Arins Tilehurst - Offered to the market is this three bedroom end of terrace property located at the end of a quiet close. The property is situated in the desirable Potteries Estate, being close to various primary and secondary schools, as well as being within walking distance to a bus route leading to Reading town centre and Tilehurst train station, while being within reasonable distance to Tilehurst village which includes various local amenities. Further accommodation includes a living room, dining room, kitchen and a family bathroom. Other features include a fence enclosed rear garden, a garage in a nearby block, gas central heating and double glazed windows throughout.

- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Upstairs Bathroom
- Garage in Nearby Block
- Close to Tilehurst Village
- Close to McIlroy Park



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**

**Porch**

Front aspect double glazed window, laminated wood flooring, single radiator.

**Living Room**

16' 1" x 12' 5" (4.90m x 3.78m) Front aspect double glazed window, double radiator, feature electric fireplace, stairs to first floor.

**Dining Room**

11' 8" x 7' 10" (3.56m x 2.39m) French doors leading to rear garden, double radiator.

**Kitchen**

11' 8" x 7' 10" (3.56m x 2.39m) Rear door leading to garden, rear aspect double glazed window, range of base and eye level units, space for whitegoods, built in oven, boiler, partly tiled walls, gas hob with extractor hood, 1.5 bowl sink with draining board, pantry cupboard.

**First Floor**

**Landing**

Access to all first floor rooms, loft hatch, airing cupboard.

**Bedroom One**

13' 5" x 9' 1" (4.09m x 2.77m) Rear aspect double glazed window, single radiator, hard wood flooring.

**Bedroom Two**

10' 6" x 9' 1" (3.20m x 2.77m) Front aspect double glazed window, single radiator.

**Bedroom Three**

10' 4" x 6' 8" (3.15m x 2.03m) Rear aspect double glazed window, single radiator, hard wood flooring.

**Family Bathroom**

6' 8" x 6' 0" (2.03m x 1.83m) Front aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with electric shower, single radiator, tiled floor and walls.

**Outside**

**Garden**

Fence enclosed rear garden that comprises of a patio to the rear of the property that leads up to a lawned area surrounded by mature bushes, shrubs and planting beds. There is also a side access.

**Garage**

Garage in nearby block.

**Parking**

Off street parking at the front of the property.

**Council Tax Band**

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