

Thirlmere Avenue, Tilehurst, Reading, Berkshire.
RG30 6XN.



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£1,550 pcm

Arins Property Services - Available now is this re-decorated unfurnished three bedroom terrace property. The property benefits from being within walking distance of Tilehurst train station, while being close to a bus route leading to Reading town, as well as having excellent access to various local shops and amenities, with the added benefit of being touching distance from McIlroy Park. Further accommodation includes reception room, kitchen diner, and a refitted family bathroom. Other features include double glazed windows, gas central heating, driveway parking, and a good sized enclosed rear garden.

- Three Bedrooms
- Lounge
- Kitchen / Diner
- Bathroom
- Close to Tilehurst Train Station
- Unfurnished
- Driveway Parking
- Enclosed Rear Garden

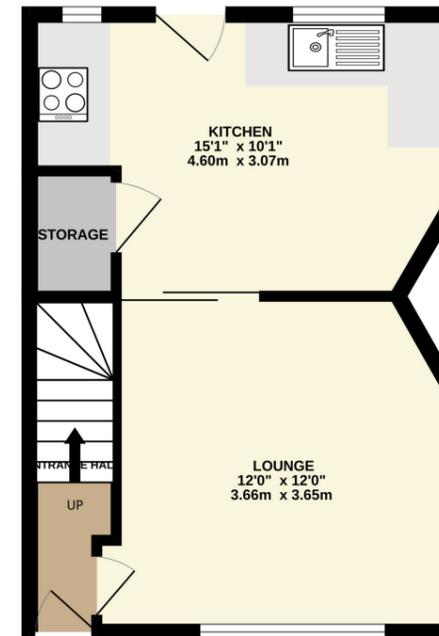
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



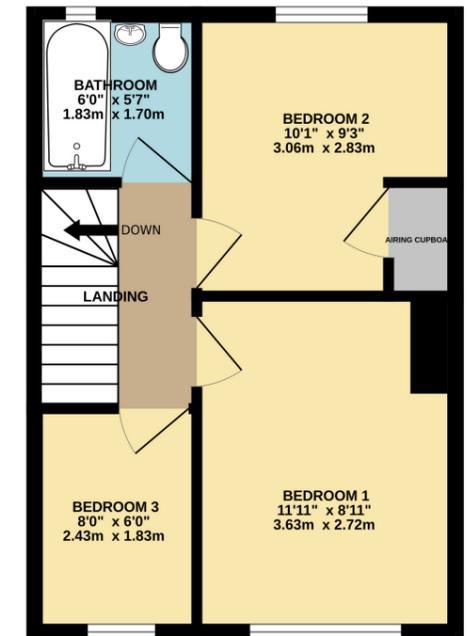
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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

Access to Lounge. Stairs to First Floor.

Lounge

12'0" x 12'0" (3.66m x 3.65m)
Front aspect double glazed window. Access to Kitchen / Diner.

Kitchen / Diner

15'1" x 10'1" (4.60m x 3.07m)
Rear aspect double glazed windows. Back door to Rear Garden. Range of base and wall kitchen units with worksurface over with fitted sink and drainer. Electric hob and oven. Washing machine and fridge freezer. Under stairs storage cupboard.

First Floor

Landing

Stairs from ground floor. Access to all three Bedrooms and Bathroom.

Bedroom One

11'11" x 8'11" (3.63m x 2.72m)
Front aspect double window.

Bedroom Two

10'1" x 9'3" (3.06m x 2.83m)
Rear aspect double glazed window. Boiler Cupboard.

Bedroom Three

8'0" x 6'0" (2.43m x 1.83m)
Front aspect double glazed window.

Bathroom

Rear aspect double glazed window. Bathroom suite comprising of low level WC, wash hand basin, bath with shower over.

Outside

Rear Garden

Mainly laid to lawn and backing on to parkland.

Driveway

Off road parking for one car to the front of the property.

Council Tax Band

C

