

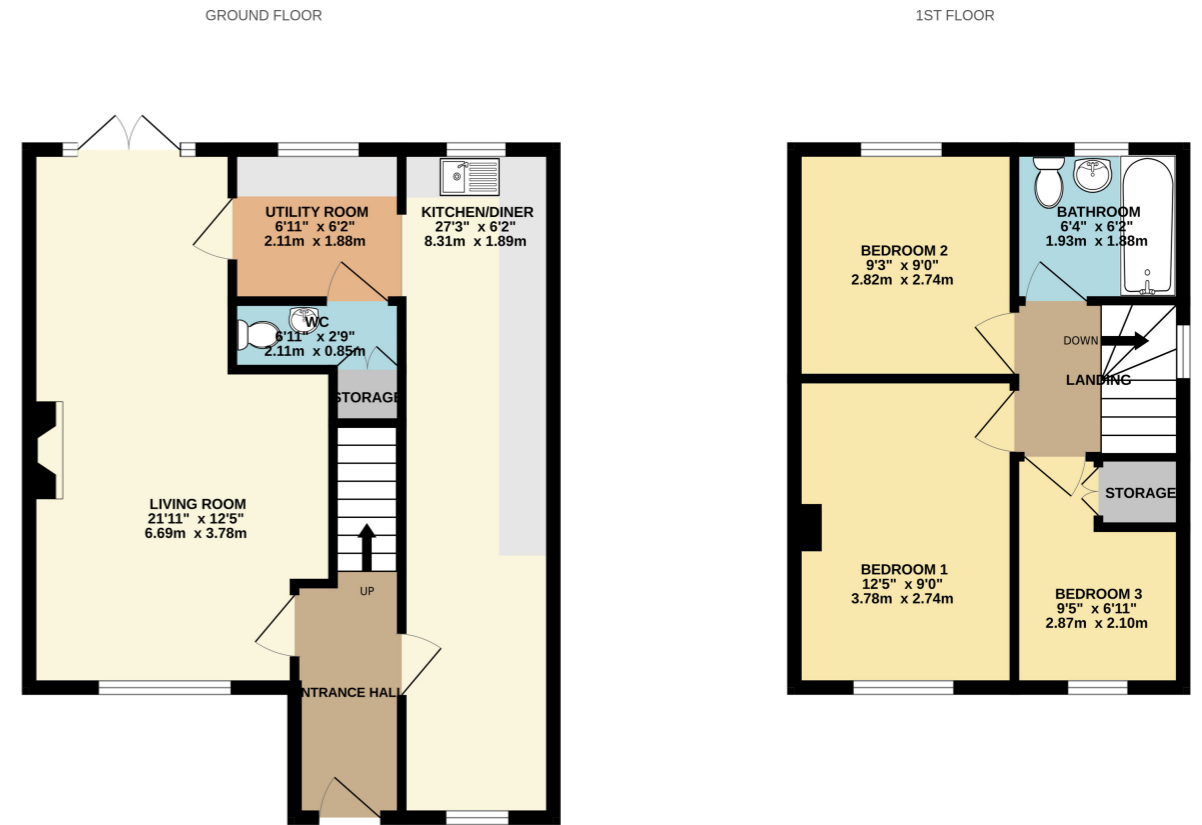


Fairford Road, Tilehurst, Reading.

£425,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this beautifully presented three bedroom semi detached property located in the sought after, Fairford Road. The property is situated within walking distance of Tilehurst train station, while also being on a bus route to Reading town centre and is close to various local shops and amenities, as well as various local primary and secondary schools. Further accommodation includes a living room, refitted kitchen diner, utility, downstairs wc, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles and a good sized enclosed rear garden.

- Three Bedrooms
- Driveway Parking
- Refitted Kitchen / Diner
- Downstairs W/C
- Utility Room
- Refitted Bathroom
- No Onward Chain
- Close to Tilehurst Train Station



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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FAIRFORD ROAD

Property Description

Ground Floor

Entrance Hall

Access into living room and kitchen diner, stairs leading to first floor.

Living Room

21' 11" x 12' 5" (6.68m x 3.78m) Front aspect double glazed window, double radiator, log burner, single radiator, wooden flooring, door into rear garden, TV point.

Kitchen Diner

27' 3" x 6' 2" (8.31m x 1.88m) Rear and front aspect double glazed windows, range of base and eye level units with wooden work surface, single bowl sink, space for fridge / freezer, plumbing for washer dryer and dishwasher, space for range cooker with extractor fan, downlights, tiled flooring.

Utility

6' 11" x 6' 2" (2.11m x 1.88m) Rear aspect double glazed window, base level units, space for white goods, tiled flooring.

Downstairs WC

Low level wc, wash basin, understairs storage.

First Floor

Landing

Access to all first floor rooms, side aspect double glazed window.

Master Bedroom

12' 5" x 9' 0" (3.78m x 2.74m) Front aspect double glazed window, double radiator.

Bedroom Two

9' 3" x 9' 0" (2.82m x 2.74m) Rear aspect double glazed window, double radiator.

Bedroom Three

9' 5" x 6' 11" (2.87m x 2.11m) Front aspect double glazed window, airing cupboard, double radiator.

Family Bathroom

6' 4" x 6' 2" (1.93m x 1.88m) Rear aspect double glazed window, panel enclosed bath with shower, low level WC, pedestal wash basin, heated towel radiator, tiled flooring, downlights, extractor fan.

Outside

Driveway

Brick paved driveway providing off road parking for multiple vehicles.

Enclosed Rear Garden

Fence enclosed rear garden, consists of patioed area with steps leading to separate lawn area surrounded by mature hedges and trees.

Council Tax Band

D

