

104 Thirlmere Avenue,, Tilehurst, Reading. RG30 6XL.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



104 Thirlmere Avenue,, Tilehurst, Reading. RG30 6XL.

£350,000 Freehold

Offered to the market with no onward chain is this well-presented and extended three-bedroom end of terrace property. Ideally located with excellent access to Tilehurst train station and McIlroy Park, the home also benefits from nearby bus routes into Reading town centre and a range of local amenities, including Waitrose supermarket. The accommodation comprises a 20ft lounge/dining room, a refitted kitchen, and a first-floor family bathroom. Additional features include double-glazed windows, gas central heating, driveway parking, and a generously sized enclosed rear garden. This property presents a fantastic opportunity for families and commuters alike.

- Three Bedrooms
- 20ft Lounge/ Dining Room
- Refitted Kitchen
- Driveway Parking
- Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden
- No Onward Chain

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.

Please
recycle
me

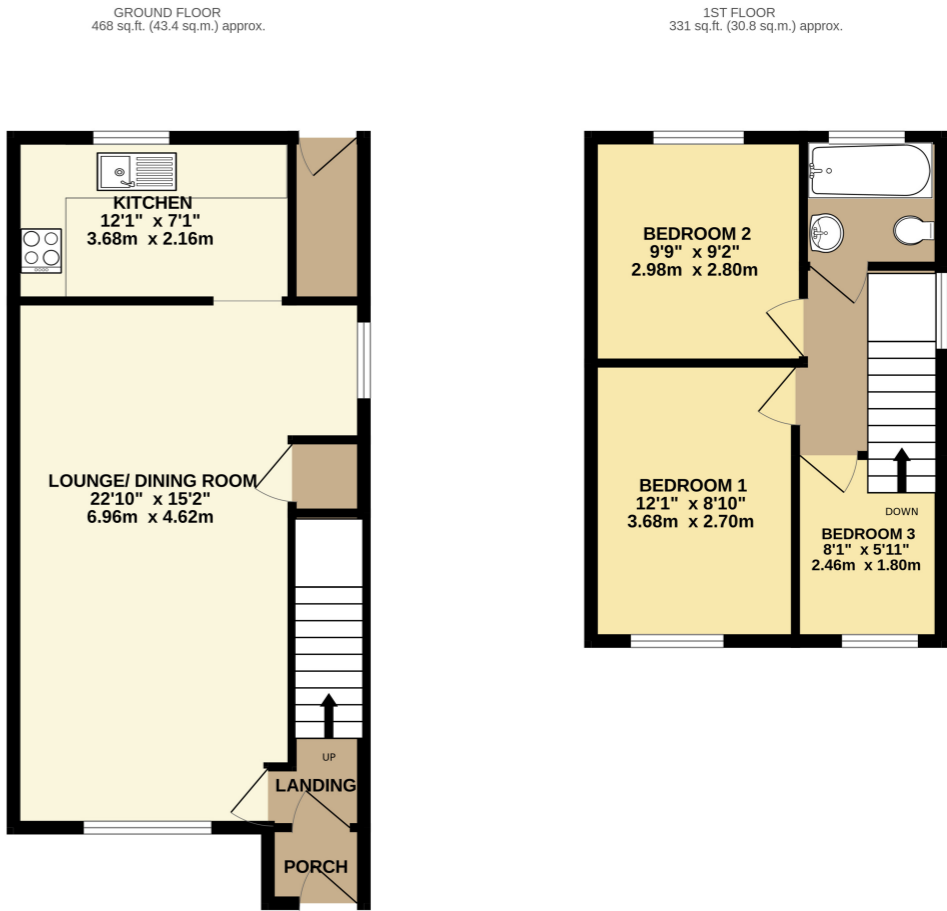


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

104 Thirlmere Avenue,, Tilehurst, Reading. RG30 6XL.



Have you visited our website for our latest property listings?
www.arins.co.uk



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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.
Made with Mapbox 2020/01/01

Property Description

Ground Floor

Entrance Porch

Entrance Hall

Lounge/ Dining Room

15' 2" MAX x 22' 10" (4.62m x 6.96m)

Kitchen

12' 1" x 7' 1" (3.68m x 2.16m)

First Floor

Landing

Bedroom One

8' 11" x 12' 1" (2.72m x 3.68m)

Bedroom Two

9' 2" x 9' 9" (2.79m x 2.97m)

Bedroom Three

5' 11" x 8' 1" (1.80m x 2.46m)

Bathroom

Outside

Front Garden

Driveway Parking

Parking for one vehicle

Rear Graden

Council Tax Band

C

