



Amblecote Road, Tilehurst, Reading.

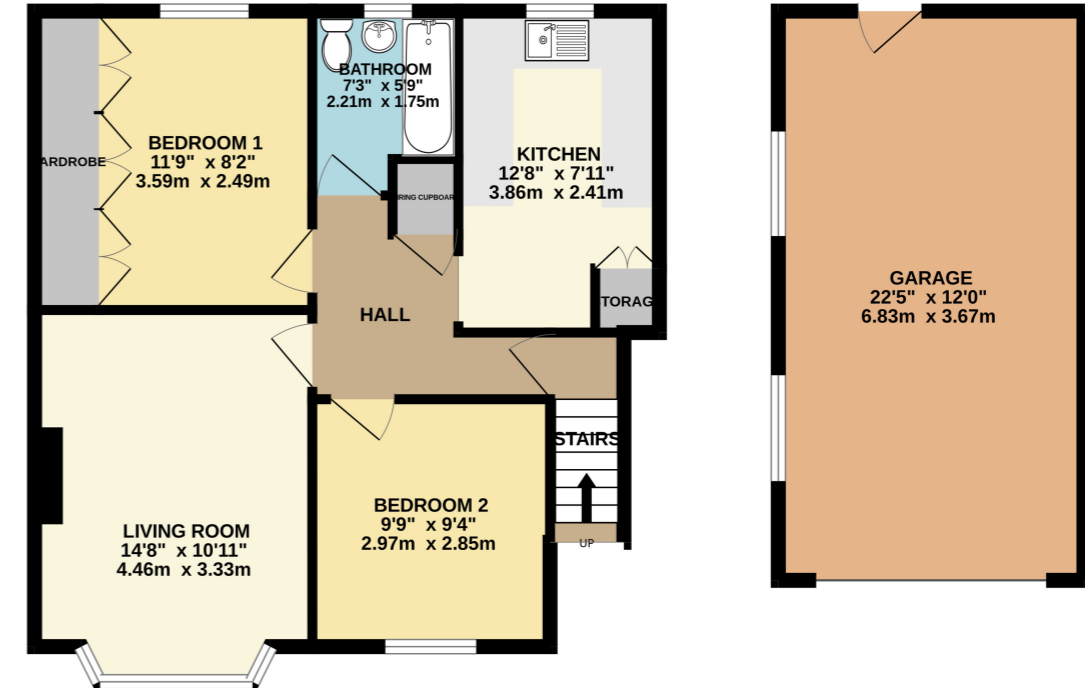
£230,000 Leasehold

Arins Tilehurst - Offered to the market is this well presented, bay fronted, two double bedroom first floor maisonette. The property is within walking distance of English Martyrs primary school, is close to a bus route leading to Reading town centre, while having access to various local shops and amenities. The property comprises of two double bedrooms, a lounge diner, a kitchen and bathroom. Other features include double glazed windows, off road parking, a large detached garage, and a private rear garden.

- Two Bedrooms
- Bay Fronted Living Area
- Detached Garage
- Private Garden
- Off Road Parking
- Close to Public Transport
- Close to Good Schools
- 900+ Year Lease



FIRST FLOOR
862 sq.ft. (80.0 sq.m.) approx.



AMBLECOTE ROAD
 TOTAL FLOOR AREA : 862 sq.ft. (80.0 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

First Floor

Entrance Hall

Access to all rooms, single radiator, airing cupboard.

Living Room

14' 8" x 10' 11" (4.47m x 3.33m) Front aspect double glazed window, double radiator, television point, telephone point.

Kitchen

12' 8" x 7' 11" (3.86m x 2.41m) Rear aspect double glazed window, range of base and eye level units, single bowl with drainer, space for white goods, vinyl flooring, home to boiler, loft hatch.

Bedroom One

11' 9" x 8' 2" (3.58m x 2.49m) Rear aspect double glazed window, single radiator, built in wardrobes.

Bedroom Two

9' 9" x 9' 4" (2.97m x 2.84m) Front aspect double glazed window, single radiator.

Bathroom

7' 3" x 5' 9" (2.21m x 1.75m) Rear aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, partly tiled walls, heated towel rail.

Outside

Parking

Off road parking available for at least one vehicle.

Garage

22' 5" x 12' 0" (6.83m x 3.66m) Up and over garage door, has light and power, door at rear.

Private Garden

Detached fence enclosed private rear garden comprising of a good sized lawn with a raised patio, surrounded by mature planting beds and shrubs.

Lease Information

Length of Lease - 935 years approximately.
Service Charge - £0
Ground Rent - £0
All this information has been provided by the current owner and will be confirmed through solicitors.

Council Tax Band

B