



Fircroft Close, Tilehurst, Reading.

£400,000 Freehold

Arins Property Services - Offered to the market is this well presented, extended three / four bedroom end of terrace property situated on a corner plot. The property is situated in an extremely desirable location tucked down the bottom of a cul-de-sac, being within walking distance of Tilehurst train station, 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, kitchen diner, utility area, downstairs wc, a study / fourth bedroom, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, garage in a nearby block, and a good sized side and rear garden with an oubuilding at the rear.

- Three / Four Bedrooms
- Living Room
- Kitchen Diner
- Downstairs W/C
- Refitted First Floor Bathroom
- Enclosed Rear Garden
- Close to Public Transport Links
- Close to Tilehurst Village



FIRCROFT CLOSE
While every attempt has been made to ensure the accuracy of the description 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

Laminate wood flooring, single radiator, space for white goods.

Living Room

14' 9" x 12' 6" (4.50m x 3.81m) Front aspect double glazed window, laminate wood flooring, stairs leading to first floor, understairs storage, television point, double radiator.

Kitchen Diner

15' 5" x 14' 5" (4.70m x 4.39m) Side aspect double glazed window, sliding doors into garden, range of base and eye level units, one and a half sink with drainer, electric hob with extractor, built in oven, single radiator, downlights.

Study / Bedroom Four

7' 6" x 6' 8" (2.29m x 2.03m) Rear aspect double glazed window, television point.

Downstairs WC

3' 10" x 2' 7" (1.17m x 0.79m) Low level wc, wash basin with vanity, heated towel rail.

First Floor

Landing

Side aspect double glazed window, loft hatch, storage cupboards.

Bedroom One

14' 9" x 8' 11" (4.50m x 2.72m) Front aspect double glazed window, single radiator, built in wardrobe, television point.

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m) Rear aspect double glazed window, single radiator, television point.

Bedroom Three

12' 0" x 6' 3" (3.66m x 1.91m) Front aspect double glazed window, single radiator, storage cupboard.

Bathroom

9' 2" x 6' 2" (2.79m x 1.88m) Rear aspect double glazed window, enclosed bath with shower, low level wc, wash basin with vanity, heated towel rail, extractor fan.

Outside

Rear Garden

Fence enclosed side and rear garden, separate decked area, patio slabbed area, and lawned area, leading down to outbuilding at rear.

Council Tax Band

C