



Shaftesbury Road, Reading, Berkshire.

£325,000 Freehold

Arins Tilehurst - Offered to the market with NO ONWARD CHAIN COMPLICATIONS is this fully refurbished three bedroom Victorian terrace property. The property is a short distance to Reading West train station, while having good access to Reading town centre, and excellent access to various other local shops and amenities. Further accommodation includes a living room, dining room, refitted kitchen, downstairs bathroom, and an upstairs shower room. Other features include a fence enclosed rear garden, gas central heating and double glazed windows throughout.

- NO ONWARD CHAIN
- Three Bedrooms
- Downstairs Bathroom
- Upstairs Shower Room
- Living Room
- Dining Room
- Refitted Kitchen
- Enclosed Rear Garden



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
Whilst 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 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

glazed window, range of base and eye level units, 1.5 bowl sink with draining board, space for white goods, built in oven, electric hob with extractor hood, tiled floor.

Entrance Hall

Double radiator, laminated wood flooring, stairs to first floor.

Living Room

13' 1" x 8' 9" (3.99m x 2.67m) Front aspect double glazed bay window, TV point, double radiator.

Dining Room

12' 1" x 10' 11" (3.68m x 3.33m) Rear door leading to garden, double radiator, laminated wood flooring, understairs cupboard, TV point.

Kitchen

9' 5" x 7' 9" (2.87m x 2.36m) Side aspect double

Bathroom

7' 9" x 5' 3" (2.36m x 1.60m) Side aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, tiled floor and partly tiled walls, extractor fan, double radiator.

First Floor

Landing

Offers access to all first floor rooms and the loft hatch.

Bedroom One

12' 2" x 10' 11" (3.71m x 3.33m) Two front aspect

double glazed windows, double radiator.

Bedroom Two

9' 5" x 7' 9" (2.87m x 2.36m) Rear aspect double glazed window, double radiator.

Bedroom Three

9' 0" x 7' 8" (2.74m x 2.34m) Rear aspect double glazed window, single radiator, TV point.

Shower Room

7' 11" x 5' 0" (2.41m x 1.52m) Was basin, low level wc, shower cubicle, extractor fan, partly tiled walls, downlights.

Outside

Garden

Low maintenance fence enclosed courtyard style rear garden with a brick built shed at the rear.

Parking

On street parking.

Council Tax Band

B

