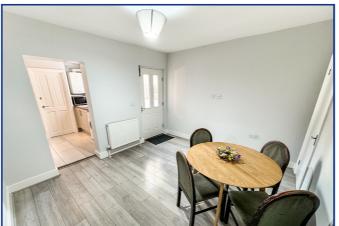
## Shaftesbury Road, Reading, Berkshire.



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















# Shaftesbury Road, Reading, Berkshire.

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.

nese 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 n 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 he 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 firms imployment has the authority to make or give any representation or warranty in respect of the property.





## £325,000 Freehold

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







GROUND FLOOR 411 sq.ft. (38.2 sq.m.) approx

#### **Property Description**

## **Ground 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

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.

#### 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**

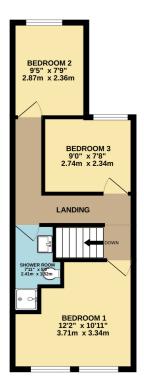
9' 0" x 7' 8" (2.74m x 2.34m) Rear aspect double glazed window, single radiator, TV point.

#### 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

1ST FLOOR 379 sq.ft. (35.2 sq.m.) approx.



EA: 789 sq.ft. (73.3 sq.m.) approx. ure the accuracy of the floorplan contained here, measurements ms are approximate and no responsibility is taken for any error, illustrative purposes only and should be used as such by any s and appliances shown have not been tested and no guarantee rability or efficiency can be alven.

#### Garden

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

#### Parking

On street parking.

### **Council Tax Band**

В

