

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

















# Minton Close, Tilehurst, Reading, Berkshire. **RG30.**

£425,000 Freehold

Offered to the market is this well-presented three-bedroom end of terrace home, situated in the sought-after Potteries Estate in Tilehurst. This spacious property is ideally located close to a range of popular primary and secondary schools, making it an excellent choice for families. It also benefits from convenient access to local transport links, including regular bus routes to Reading town centre and Tilehurst train station. Tilehurst village is within reasonable distance and offers a variety of local amenities including shops, cafes, and services. The accommodation is well-proportioned throughout and features a welcoming lounge, an extended kitchen/dining room ideal for modern family living, and an additional family room providing flexible space for a home office or playroom. On the first floor, there are three bedrooms and a beautifully refitted family bathroom. Externally, the property offers a private and enclosed rear garden, perfect for outdoor entertaining or relaxing. Further benefits include gas central heating, double glazed windows throughout, two allocated parking spaces, and the added bonus of an electric vehicle charging point. This home is offered with no onward chain, making it an ideal opportunity for buyers looking to move swiftly.

- Three Bedrooms
- Two Reception Rooms
- Refitted Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Double Glazed Windows
- Furnished
- Electric Car Charging Port







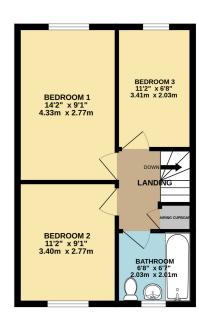
GROUND FLOOR 471 sq.ft. (43.8 sq.m.) approx

FAMILY ROOM
12'7" x 8'0"
3.84m x 2.44m

TORAG

LOUNGE
16'0" x 12'5"
4.88m x 3.78m

1ST FLOOR 406 sq.ft. (37.7 sq.m.) appro



TOTAL FLOOR AREA: 877 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurem of doors, windows, rooms and any other tents are approximate and no responsibility is taken for any er omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchases. The services, systems and applicances shown have no been lested ain for guara prospective purchases. The services, systems and applicances shown have not been lested ain for guarantees.

# **Property Description**

# **Ground Floor**

# Porch

Wood flooring, double radiator, access into living room.

## **Living Room**

16' 0" x 12' 5" (4.88m x 3.78m) Front aspect double glazed window, double radiator, television point, stairs leading to first floor.

#### **Kitchen Diner**

19' 9" x 8' 4" (6.02m x 2.54m) Rear and side aspect double glazed windows, a range of eye and base level units, single bowl with drainer, space for white goods, fitted gas hob with extractor fan overhead plus separate electric oven, integrated fridge freezer, cupboard housing boiler, separate larder cupboard, tiled flooring and walls, skylight, double radiator, and access to garden.

#### **Family Room**

12' 7"  $\times$  8' 0" (3.84m  $\times$  2.44m) Vinyl flooring, double radiator, door leading into rear garden.

# First Floor

### Landing

Access to all first floor rooms, airing cupboard, loft hatch.

#### **Bedroom One**

 $14' 2" \times 9' 1" (4.32m \times 2.77m)$  Rear aspect double glazed window, laminate wood flooring, double radiator.

#### **Bedroom Two**

11' 2" x 9' 1" (3.40m x 2.77m) Front aspect double glazed window, double radiator.

#### **Bedroom Three**

11' 2" x 6' 8" (3.40m x 2.03m) Rear aspect double glazed window, double radiator.

#### **Bathroom**

6' 8" x 6' 7" ( $2.03m \times 2.01m$ ) Front aspect double glazed window, downlighters, tiled walls and flooring, pedestal wash basin, low level w/c, double radiator, enclosed bath with shower, shaving point.

#### Outside

# Driveway

Driveway parking available for one vehicle with charging point, one allocated parking space in addition.

#### **Rear Garden**

Fence enclosed rear garden with side access from front of property, patio with step up to lawn area surrounded by flower

#### **Council Tax Band**

С

