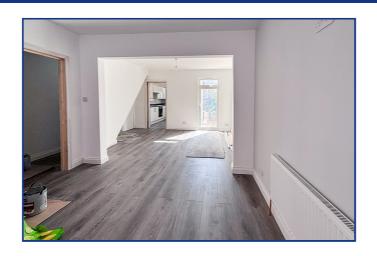


4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk

















Wilson Road, Reading, Berkshire. RG30.

£375,000 Freehold

Arins Property Services are delighted to bring to the market this four-bedroom property with no onward chain complications. The property has been recently refurbished to a high standard including a new bathroom with a walk-in shower and separate bath, new carpets, new kitchen and new flooring as well. The property is within close walking distance of local shops, schools, amenities and bus routes, and is in close proximity to both Reading West train station and Reading town centre.

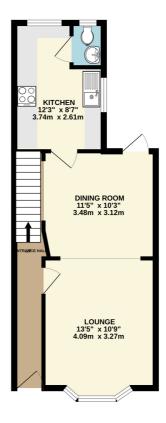
- Four Bedrooms
- No Onward Chain
- Enclosed Rear garden
- Recently Refurbished
- Downstairs WC
- Close to local transport links







GROUND FLOOR 417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR 357 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR 192 sq.ft. (17.9 sq.m.) approx

BEDROOM 2
10'2" × 7'10"
3.12m × 2.39m

BEDROOM 3
10'1" × 7'2
3.07m × 2.18m

BEDROOM 4
10'1" × 6'6"
3.07m × 1.98m

TOTAL FLOOR AREA: 966 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurer of doors, windows, rooms and any other items are approximate and no responsibility is taken for any e omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guar prospective purchaser. The services, systems and appliances shown have not been tested and no guar to the properties of the services and appliances to show have not been tested and no guar to the properties.

# **Property Description**

### **Ground Floor**

**Entrance Hall** 

### Lounge

10' 9" x 13' 5" (3.28m x 4.09m)

### **Dining Room**

11' 5" x 10' 3" (3.48m x 3.12m)

### Kitchen

## WC

Access via kitchen

# First Floor

### Bathroom

8' 6" x 10' 0" (2.59m x 3.05m)

# **Bedroom Two**

7' 10" x 10' 3" (2.21m x 3.12m)

#### **Bedroom Three**

7' 3" x 10' 1" (2.21m x 3.07m)

### Bedroom Four

6' 6" x 10' 1" (1.98m x 3.07m)

# **Second Floor**

### **Bedroom One**

12' 7" x 15' 4" (3.84m x 4.67m)

# **Council Tax Band**

В

