



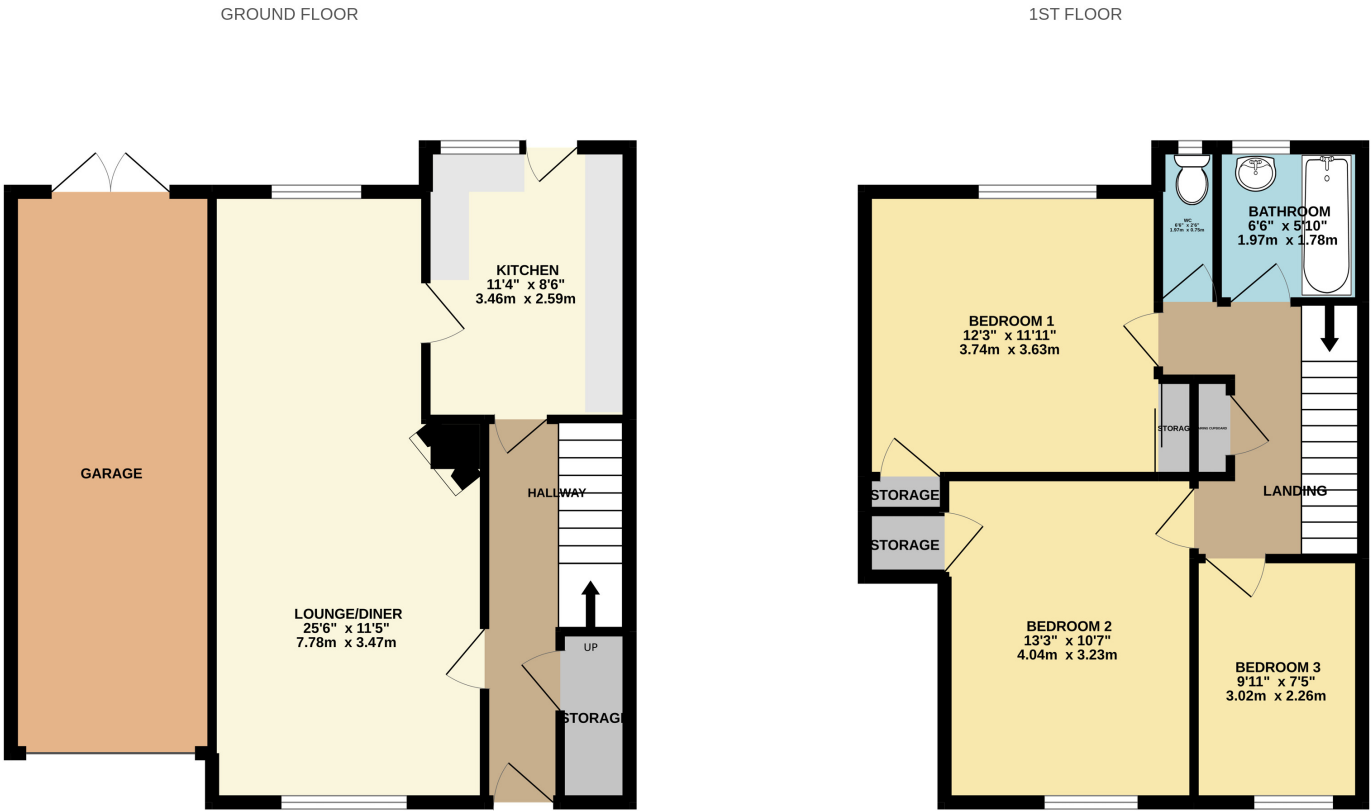
Brooksby Road, Tilehurst, Reading.

£425,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complication is this three bedroom semi detached property with a fantastic amount of potential. The property is situated in an extremely desirable location, 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 lounge diner, kitchen, and a first floor family bathroom with a separate wc. Other features includes gas central heating, double glazed windows, an enclosed rear garden, a double length garage, and driveway parking.

- Three Bedrooms
- Lounge Diner
- Kitchen
- Driveway Parking
- Garage
- No Onward Chain
- Close to Tilehurst Train Station
- Close to Tilehurst Village





Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Hallway

Stairs leading to first floor, single radiator, understairs storage.

Lounge Diner

25' 6" x 11' 5" (7.77m x 3.48m) Front and rear aspect double glazed window, double radiator, single radiator, television point.

Kitchen

11' 4" x 8' 6" (3.45m x 2.59m) Rear aspect double glazed window, range of base and eye level units, one and a half sink with drainer, electric hob, built in oven, space for white goods, door into rear garden, vinyl flooring.

First Floor

Landing

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

Bedroom One

12' 3" x 11' 11" (3.73m x 3.63m) Rear aspect double glazed window, single radiator, built in storage.

Bedroom Two

13' 3" x 10' 7" (4.04m x 3.23m) Front aspect double glazed window, single radiator, built in storage.

Bedroom Three

9' 11" x 7' 5" (3.02m x 2.26m) Front aspect double glazed window, single radiator.

Outdoor

Driveway

Off road parking for multiple vehicles.

Rear Garden

Enclosed rear garden, path leading through the middle with bushes surrounding.

Garage

Double length garage with an up and over door, access from the garden too.

Council Tax Band