## Brooksby Road, Tilehurst, Reading.



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# Brooksby Road, Tilehurst, Reading.

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.

These 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 rely on them 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 the 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 employment has the authority to make or give any representation or warranty in respect of the property.





## £425,000 Freehold

- 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, nooms 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. Made with Metropic 20202

### **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.

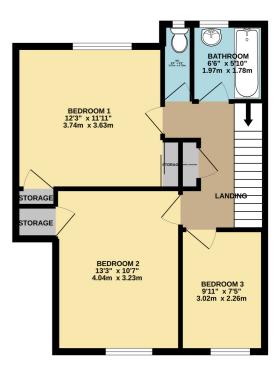
#### **Bedroom Two**

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.

1ST FLOOR



## Outdoor

## Driveway

Off road parking for multiple vehciles.

#### **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**