



Amblecote Road, Tilehurst, Reading.

£409,950 Freehold

Offered to the market is this fantastically presented three bedroom semi detached home. The property is within walking distance of a bus route leading to Reading town centre, while having access to various local shops and amenities. Further accommodation includes two reception rooms, a refitted kitchen, downstairs wc, conservatory, and a refitted first floor family bathroom. Other features includes double glazed windows, gas central heating, driveway parking for multiple vehicles, a detached single garage with a separate outbuilding, and a fantastic sized rear garden.

- Three Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Downstairs WC
- Conservatory
- Refitted Family Bathroom
- Large Enclosed Rear Garden
- Driveway Parking

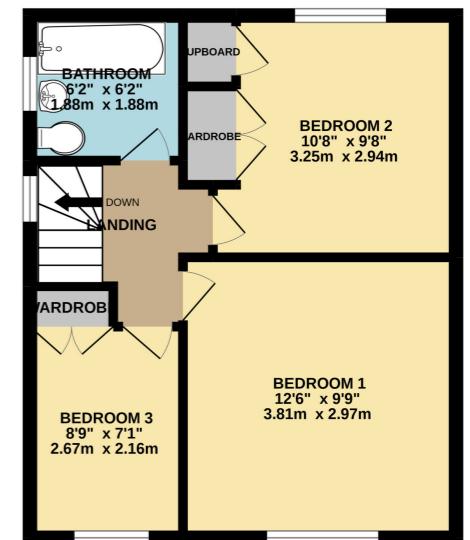




GROUND FLOOR



1ST FLOOR



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metromix ©2022

Property Description

Ground Floor

Porch

Entrance Hall

Living Room

12' 4" x 11' 8" (3.76m x 3.56m) Front aspect double glazed window, television point, wood flooring, feature log burner.

Kitchen

10' 7" x 9' 8" (3.23m x 2.95m) Range of base and eye level units, rear and side aspect double glazed window, single radiator, gas hob with single oven, understairs storage alcove.

Dining Room

10' 9" x 7' 11" (3.28m x 2.41m) Single radiator, rear aspect double glazed window, wooden flooring.

Conservatory

16' 8" x 8' 1" (5.08m x 2.46m) French doors leading onto fantastic large rear garden, radiator, vinyl flooring.

Downstairs WC

Low level wc, wash basin.

First Floor

Landing

Access to all first floor rooms.

Bedroom One

12' 6" x 9' 9" (3.81m x 2.97m) Front aspect double glazed window, wooden flooring, television point, single radiator.

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m) Rear aspect double glazed window, built in storage cupboards, single radiator, wooden flooring.

Bedroom Three

8' 9" x 7' 1" (2.67m x 2.16m) Front aspect double glazed window, wooden flooring, single radiator.

Bathroom

6' 2" x 6' 2" (1.88m x 1.88m) Side aspect double glazed window, tiled flooring, panel enclosed bath with shower, wash basin, low level wc, heated towel rail.

Outside

Driveway

Driveway providing parking for multiple vehicles, with nice lawn in front of property.

Garden

Large enclosed rear garden, lovely lawn areas with patio in between, and separate outbuilding.

Detached Single Garage

Council Tax Band

