



Minton Close, Tilehurst, Reading, Berkshire. RG30.

£1,650 pcm

Arins Property Services - 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. Available from the 26th January and comes Furnished.

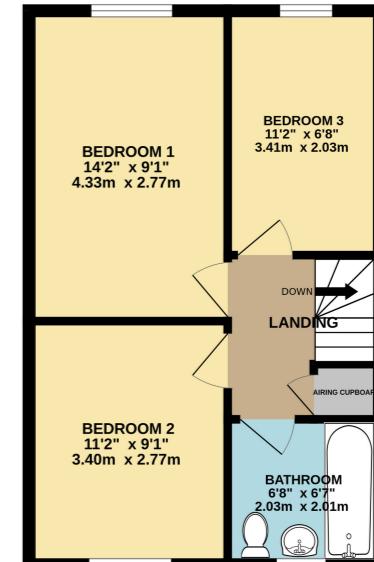
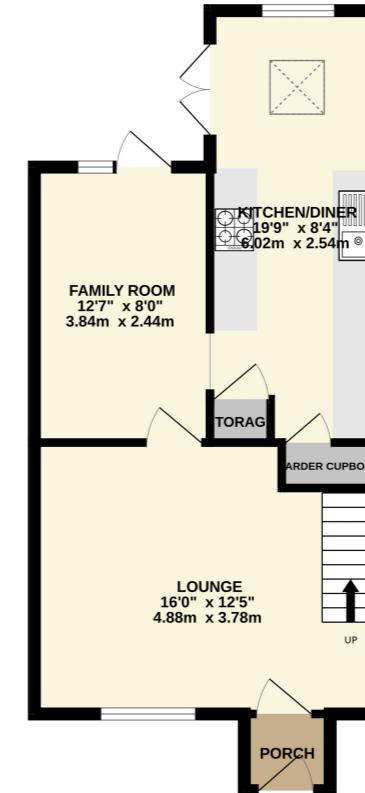
- Three Bedrooms
- Two Reception Rooms
- Refitted Bathroom
- Enclosed Rear Garden
- Double Glazed Windows
- Allocated Parking
- Available 26th January
- Furnished





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

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



TOTAL FLOOR AREA : 877 sq.ft. (81.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate. No measurements have been taken for any stairs, recesses or projections. 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 working order can be given.
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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" x 8' 0" (3.84m x 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" x 9' 1" (4.32m x 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 x 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 beds.

Council Tax Band

C

