

63 Kentwood Close, Tilehurst, Reading, Berkshire.
RG30 6DH.



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



63 Kentwood Close, Tilehurst, Reading, Berkshire
. RG30 6DH.

£340,000 Freehold

Offered to the market is this extremely well presented three bedroom mid terrace home, the property is close to Tilehurst village with access to various local shops and amenities, while having excellent access to Tilehurst train station and a bus route leading to Reading town centre. Further accommodation includes a separate lounge, kitchen/ dining room and a refitted first floor bathroom. Other features include double glazed windows, gas central heating, driveway parking, an integral single garage and an enclosed rear garden.

- Three Bedrooms
- Separate Lounge
- Kitchen / Dining Room
- Integral Garage
- Refitted Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Gas Central Heating

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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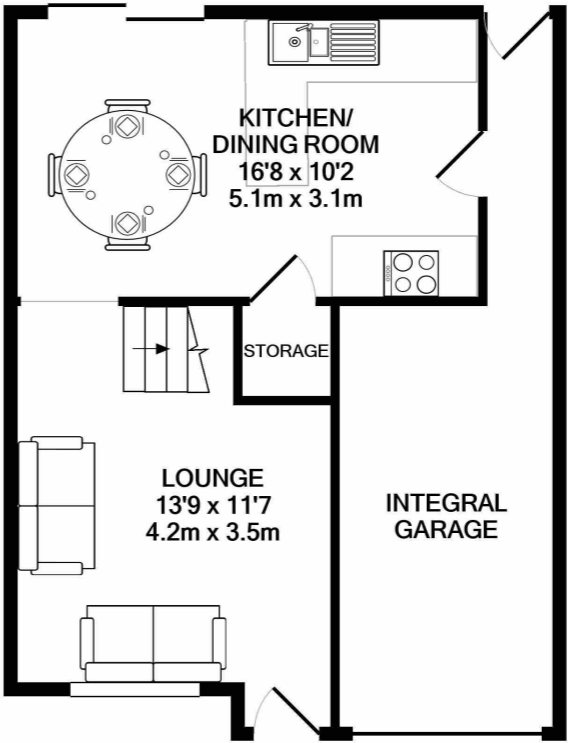


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

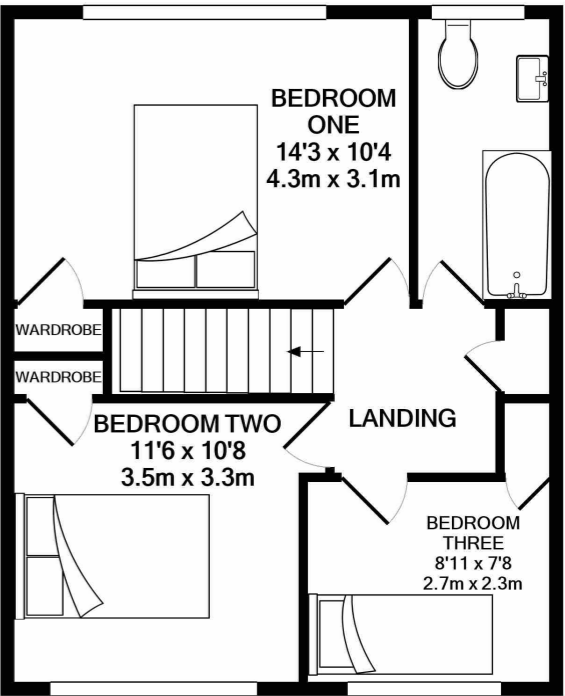
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GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Lounge

13' 9" x 11' 7" (4.19m x 3.53m) Front aspect double glazed window, oak wooden flooring, downlighters, TV point, telephone point, stairs leading to first floor, single radiator, door to kitchen/ dining room.

Kitchen/ Dining Room

16' 8" x 10' 2" (5.08m x 3.10m) Rear aspect double glazed window, a range of base level units, one and half bowl with drainer, fitted gas hob with separate electric oven, plumbing for dishwasher, separate space for washing machine, oak wooden flooring, understairs cupboard, wall mounted boiler, patio door leading to rear garden and separate door to lobby.

Lobby

Access to integral garage and door leading to rear garden.

First Floor

Landing

Bedroom One

14' 3" x 10' 4" (4.34m x 3.15m) Rear aspect double glazed window, laminated flooring, single radiator, built in wardrobe with eye level storage.

Bedroom Two

11' 6" x 10' 8" (3.51m x 3.25m) Front aspect double glazed window, built in wardrobe, laminated flooring, single radiator.

Bedroom Three

8' 11" x 7' 8" (2.72m x 2.34m) Front aspect double glazed window, laminated flooring, single radiator, built in wardrobe.

Refitted Bathroom

Rear aspect double glazed window, fitted shower cubicle, panel enclosed bath, low level WC, pedestal wash hand basin, downlighters, tiled walls and flooring.

Outside

Front Garden

Driveway parking for one vehicle, separate lawned area, access to single garage.

Single Garage

Up and over garage door, light and power, access to lobby leading to rear garden.

Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio area leading to a separate lawned area, wooden built shed.

Council Tax Band