

Hilcot Road, Reading, Berkshire.



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



Hilcot Road, Reading, Berkshire.

£299,950 Freehold

Offered to the market with no onward chain complications is this very well presented three bedroom Victorian terraced property. The property is situated in a lovely cul-de-sac, being within walking distance of various local shops and amenities, has access to various local schools, while being a reasonable distance from Reading West train station and Reading town centre. Further accommodation includes two reception rooms, kitchen and a ground floor family bathroom. Other features include double glazed windows, gas central heating, and an enclosed rear garden.

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Ground Floor Bathroom
- Enclosed Rear Garden
- Close to Public Transport
- Close to Reading Town Centre
- No Onward Chain

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.

Please
recycle
me

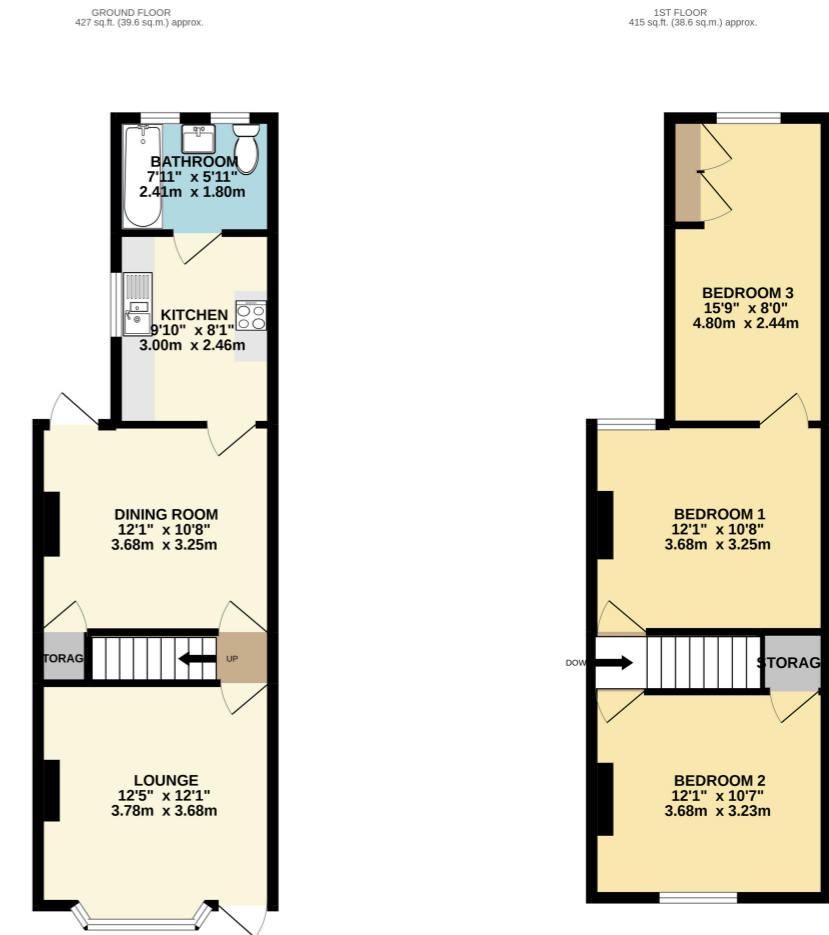


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

Hilcot Road, Reading, Berkshire.



Have you visited our website for our latest property listings?
www.arins.co.uk



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Made with Metronix 6/2022

Property Description

Ground Floor

Lounge

12' 5" x 12' 1" (3.78m x 3.68m) Front aspect double glazed windows, laminate wood flooring, single radiator, television point, telephone point.

Dining Room

12' 1" x 10' 8" (3.68m x 3.25m) Single radiator, laminate wood flooring, understairs storage, door leading into rear garden.

Kitchen

9' 10" x 8' 1" (3.00m x 2.46m) Range of base and eye level units, side aspect double glazed windows, one and a half sink with drainer, electric hob with single oven and extractor hood, space for white goods, double radiator, home to boiler, vinyl flooring.

Bathroom

7' 11" x 5' 11" (2.41m x 1.80m) Two rear aspect double glazed windows, double radiator, downlights, extractor fan, tiled flooring and partly tiled walls, low level wc, pedestal wash basin, panel enclosed bath with shower.

First Floor

Landing

Bedroom One

12' 1" x 10' 8" (3.68m x 3.25m) Rear aspect double glazed window, single radiator.

Bedroom Two

12' 1" x 10' 7" (3.68m x 3.23m) Front aspect double glazed window, laminate wood flooring, storage cupboard, double radiator.

Bedroom Three

15' 9" x 8' 0" (4.80m x 2.44m) Rear aspect double glazed window, single radiator, laminate wood flooring, built in storage.

Outside

Rear Garden

Council Tax Band