



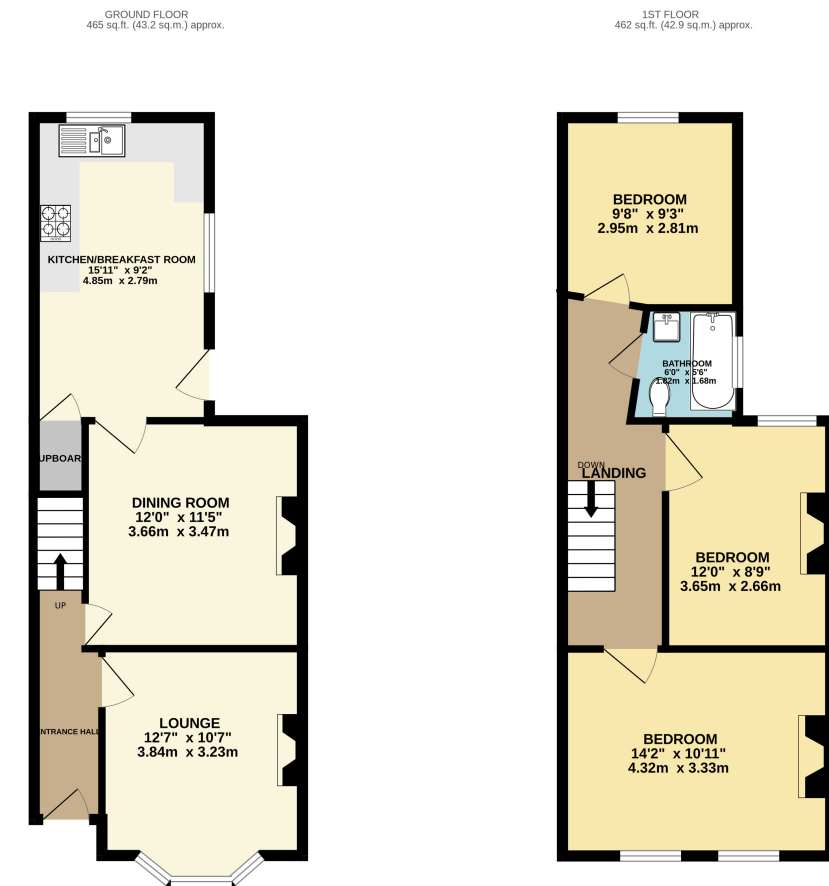
Elm Lodge Avenue, Reading, Berkshire.

£335,000 Freehold

Arins Tilehurst - Offered to the market is this excellently presented three double bedroom mid terrace home. This characterful Victorian property is within close walking distance of local shops, schools, amenities and bus routes, and is in reasonably close proximity to both Reading West train station and Reading town centre. Further accommodation includes a living room, dining room, kitchen dining room, and a refitted family bathroom. Other features include an enclosed rear garden, gas central heating, a new composite front door, and double glazed windows throughout.

- Three Double Bedrooms
- Two Reception Rooms
- Kitchen / Breakfast Room
- Refitted Bathroom
- Cul De Sac
- Close to Public Transport Links
- Close to Reading Town Centre
- Enclosed Rear Garden





ELM LODGE AVENUE
TOTAL FLOOR AREA: 927 sq. ft. (86.1 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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.
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Property Description

Ground Floor

Entrance Hall

Access into both reception rooms, stairs leading to first floor, single radiator, hard wood flooring.

Living Room

12' 7" x 10' 7" (3.84m x 3.23m) Front aspect double glazed bay fronted window, two built in bookshelves, double radiator, feature fireplace, telephone point, hard wood flooring.

Dining Room

12' 0" x 11' 5" (3.66m x 3.48m) Rear aspect double glazed window, double radiator, feature fireplace, hard wood flooring.

Kitchen Breakfast Room

15' 11" x 9' 2" (4.85m x 2.79m) Side and rear aspect double glazed window, range of base and eye level units, space for white goods, double radiator, gas hob with extractor hood, door into rear garden, home to boiler, tiled flooring, understairs storage.

First Floor

Landing

Access into all first floor rooms, loft hatch.

Bedroom One

14' 2" x 10' 11" (4.32m x 3.33m) Two front aspect double glazed windows, double radiator, feature fireplace.

Bedroom Two

12' 0" x 8' 9" (3.66m x 2.67m) Rear aspect double glazed window, laminate wood flooring, feature fireplace, double radiator.

Bedroom Three

9' 8" x 9' 3" (2.95m x 2.82m) Rear aspect double glazed window, double radiator, laminate wood flooring.

Bathroom

6' 0" x 5' 6" (1.83m x 1.68m) Side aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, extractor fan, tiled flooring and partly tiled walls.

Outside

Rear Garden

Enclosed rear garden, patioed seating area leading onto lawn with shed and barked area at the rear.

Council Tax Band

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