

Thirlmere Avenue, Tilehurst, Reading.

£325,000 Freehold

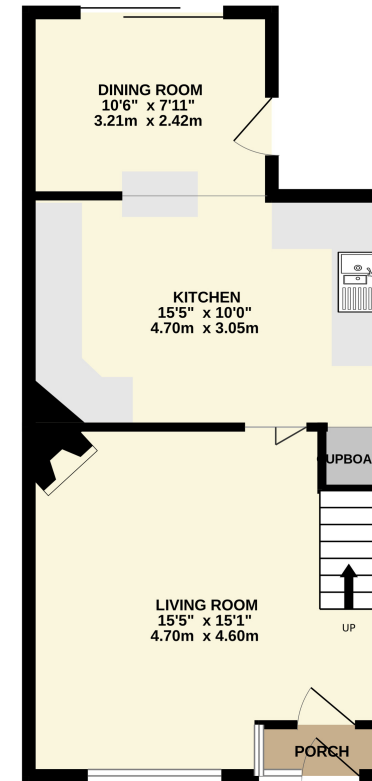
Arins Tilehurst - Offered to the market with NO ONWARD CHAIN COMPLICATIONS is this fully refurbished three bedroom end of terrace property. The property benefits from being within walking distance of Tilehurst train station, while being close to a bus route leading to Reading town, as well as having excellent access to various local shops and amenities, with the added benefit of being touching distance from McIlroy Park. Further accommodation includes a living room, an extended open plan kitchen dining room, and a refitted family bathroom. Other features include driveway parking, a front and rear garden, gas central heating, and double glazed windows throughout.

- NO ONWARD CHAIN
- Three Bedrooms
- Living Room
- Open Plan Kitchen Dining Room
- Fully Refurbished
- Garage
- Driveway Parking
- Close to Tilehurst Train Station

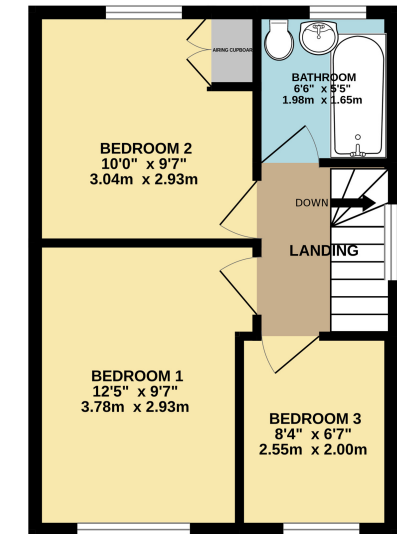




GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprints 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

#### Porch

Front aspect double glazed window, two side aspect double glazed windows, tiled floor.

#### Living Room

15' 5" x 15' 1" (4.70m x 4.60m) Front aspect double glazed window, side aspect double glazed window, feature fireplace, laminated wood flooring, double radiator.

#### Kitchen

15' 5" x 10' 0" (4.70m x 3.05m) Side aspect double glazed window, range of base kitchen units, 1.5 bowl sink with draining board, extractor hood, space for oven, space for whitegoods, partly tiled walls, laminated wood flooring, double radiator.

### Dining Room

10' 6" x 7' 11" (3.20m x 2.41m) Sliding glass doors and side door leading to rear garden, double radiator.

### First Floor

#### Landing

Side aspect double glazed window, offers access to all first floor rooms.

#### Bedroom One

9' 7" x 12' 5" (2.92m x 3.78m) Front aspect double glazed window, single radiator.

#### Bedroom Two

10' 0" x 9' 7" (3.05m x 2.92m) Rear aspect double glazed window, loft hatch, airing cupboard, single radiator.

### Bedroom Three

8' 6" x 6' 7" (2.59m x 2.01m) Front aspect double glazed window, double radiator.

### Family Bathroom

5' 5" x 6' 6" (1.65m x 1.98m) Rear aspect double glazed window, low level wc, panel enclosed bath with shower, pedestal wash basin, heated towel rail, partly tiled walls, downlights.

### Outside

#### Parking

Driveway Parking for multiple vehicles.

#### Garage

Detached single garage, power, up and over garage door, side aspect window.

### Rear Garden

Good sized fence enclosed rear garden that has been patioed. Gate access to allow for additional parking spaces.

### Council Tax Band

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