



Connaught Road, Reading, Berkshire.

£310,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, three bedroom Victorian mid-terrace home, set up in a 2+1 format. The property is within walking distance of Reading West train station, while being close to a bus route which leads to Reading town centre and has excellent access to various local shops and amenities. Further accommodation includes two separate reception rooms, a refitted kitchen and a refitted bathroom. Other features include double glazed windows, gas central heating and enclosed rear garden.

- Three Double Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Ground Floor Bathroom
- Double Glazed Windows
- Close to Reading West Train Station
- Close to Prospect Park and A4 Bath Road
- Gas Central Heating



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metacore 2017

Property Description

Ground Floor

Living Room

13' 4" x 12' 0" (4.06m x 3.66m) Front aspect double glazed window, laminate wood flooring, television point, telephone point, single radiator.

Dining Room

12' 0" x 10' 7" (3.66m x 3.23m) Rear aspect double glazed window, laminate wood flooring, single radiator, understairs storage.

Kitchen

8' 3" x 7' 7" (2.51m x 2.31m) Side aspect double glazed window, base level units, single bowl, gas hob with single oven, built in dishwasher, tiled flooring.

Bathroom

7' 8" x 5' 11" (2.34m x 1.80m) Two rear aspect double glazed windows, low level wc, wash basin with vanity unit, panel enclosed bath with shower, double radiator, vinyl flooring.

First Floor

Landing

Access into bedroom one and two, loft hatch.

Bedroom One

12' 0" x 11' 2" (3.66m x 3.40m) Rear aspect double glazed window, single radiator, laminate wood flooring, television point.

Bedroom Two

12' 0" x 11' 0" (3.66m x 3.35m) Front aspect double glazed window, laminate wood flooring, alcove storage, single radiator.

Bedroom Three

13' 4" x 7' 7" (4.06m x 2.31m) Rear aspect double glazed window, laminate wood flooring, double radiator, airing cupboard, home to boiler.

Outside

Rear Garden

Enclosed rear garden, three separate areas, patio initially with stoned area at rear, separated by good sized lawn.

Council Tax Band

