



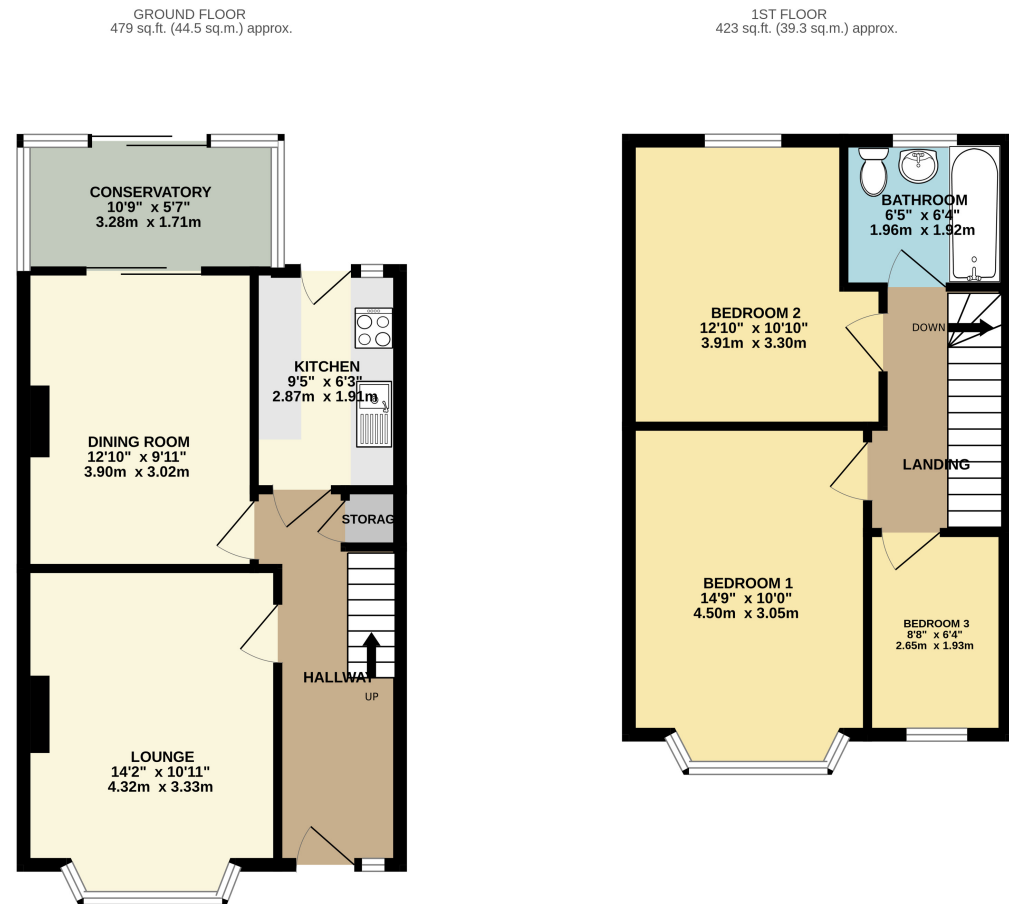
Salisbury Road, Reading, Berkshire.

£325,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this three bedroom terraced property. The property is situated within walking distance to a bus route leading to Reading town centre, is close to Reading West train station, while being close to various other local shops and amenities. Further accommodation includes two reception rooms, conservatory, and a first floor family bathroom. Other features includes gas central heating, double glazed windows throughout, and a good sized enclosed rear garden.

- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Enclosed Rear Garden
- No Onward Chain
- Close to Reading West Train Station
- Close to Reading Town Centre
- Double Glazed Windows





TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.  
 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.  
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Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, double radiator, front aspect double glazed window, alarm system, telephone point, downstairs storage.

Living Room

14' 2" x 10' 11" (4.32m x 3.33m) Feature gas fireplace, front aspect double glazed bay fronted window, double radiator.

Dining Room

12' 10" x 9' 11" (3.91m x 3.02m) Sliding doors into conservatory, double radiator.

Kitchen

9' 5" x 6' 3" (2.87m x 1.91m) Range of base and eye level units, rear aspect double glazed window, rear door into garden, space for white goods, built in oven, four point gas hob, partly tiled walls and tiled flooring, downlights, single bowl with drainer, home to boiler.

Conservatory

10' 9" x 5' 7" (3.28m x 1.70m) French doors into garden, has power.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

14' 9" x 10' 0" (4.50m x 3.05m) Front aspect double glazed bay fronted windows, double radiator.

Bedroom Two

12' 10" x 10' 10" (3.91m x 3.30m) Rear aspect double glazed window, double radiator.

Bedroom Three

8' 8" x 6' 4" (2.64m x 1.93m) Front aspect double glazed window, double radiator.

Bathroom

6' 5" x 6' 4" (1.96m x 1.93m) Rear aspect double glazed window, low level wc, pedestal wash basin, bath with electric overhead shower, tiled walls, downlights.

Outside

Rear Garden

Beautifully maintained fence enclosed rear garden. Comprises of a patio to rear of property, leading onto a good sized lawn with a shed and greenhouse at the back. Located behind the garden, a well proportioned lawn and a beautiful Koi pond.

Council Tax Band

