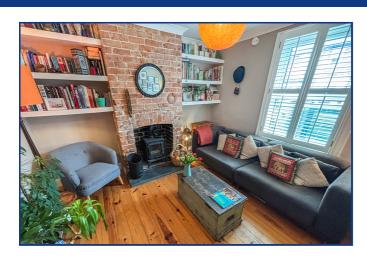
# Beecham Road, Reading, Berkshire.



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Beecham Road, Reading, Berkshire.

Arins Tilehurst - Offered to the market is this beautifully presented, characterful two bedroom Victorian terraced property. The property located in a desirable location, within walking distance to Reading West train station, while being close to Reading town centre and also excellent access to various other local shops and amenities. Further accommodation includes a living room, dining room, kitchen and a family bathroom. Other features include a bonus room in the loft which is perfect for a home office, a beautiful landscaped rear garden, gas central heating, ultra speed fiber optic access, and double glazed windows throughout.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





# £325,000 Freehold

- Two Bedrooms
- Bonus Loft Room
- First Floor Bathroom
- Living Room
- Dining Room
- Refitted Kitchen
- Beautiful Landscaped Rear Garden
- Close to Public Transport Links





# LIVING ROOM 13'6" × 17' 3'60m × 2:31 U<sup>2</sup> LIVING ROOM 13'6" × 11'2" 4.12m × 3.40m U<sup>2</sup> CUPBOARD HALL DINING ROOM 11'2" × 10'3" 3.40m × 3.12m

GROUND FLOOR 415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the flooplan contained here, measurement 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 roospective purchaser. The services, systems and appliances shoun have not been tested and no guarant as to their operability or efficiency can be given.

# **Property Description**

# **Ground Floor**

# Entrance Hall

Stairs to first floor, double radiator, hard wood floor.

# Living Room

11' 2" x 10' 3" (3.40m x 3.12m) Front aspect double glazed window, feature log burner and exposed brick chimney breast, single radiator, telephone point, window shutters, hard wood floor.

# **Dining Room**

13' 6" x 11' 2" (4.11m x 3.40m) Rear door leading to garden, double radiator, hard wood floor.

# Kitchen

12' 6" x 7' 7" (3.81m x 2.31m) Side aspect double glazed window, range of base and eye level units, tiled floor and partly tiled walls, 1.5 bowl sink with draining board, range style cooker with gas hob and extractor hood, space for white goods.

# **First Floor**

# Landing

Offers access to all first floor rooms.

# **Bedroom One**

13' 6" x 11' 2" (4.11m x 3.40m) Front aspect double glazed window, single radiator, window shutters.

# Bedroom Two

10' 4" x 8' 0" (3.15m x 2.44m) Rear aspect double glazed window, built in storage cupboard, single radiator.

# **Family Bathroom**

10' 4" x 7' 6" (3.15m x 2.29m) Rear aspect double glazed window, low level wc, panel enclosed jacuzzi bath with shower, pedestal wash basin, tiled floor and partly tiled walls, double radiator, heated towel rail, boiler, extractor fan.

# Second Floor

# **Bonus Loft Room**

13' 6" x 12' 2" (4.11m x 3.71m) Roof window, eaves storage, TV point, cat 5 port.

1ST FLOOR 406 sq.ft. (37.7 sq.m.) approx. 2ND FLOOR 164 sq.ft. (15.2 sq.m.) approx.



# Outside

# **Rear Garden**

Beautifully landscaped fence enclosed rear garden that comprises of a raise deck to the rear of the property that leads onto a good sized lawn surrounded by mature planting beds and shrubs. Behind this you find a small meadow complete with a seating area and fruit trees. At the rear you find a separate area currently being used as a chicken coup and storage.

# Parking

On street parking.

# **Council Tax Band**

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