



Beecham Road, Reading, Berkshire.

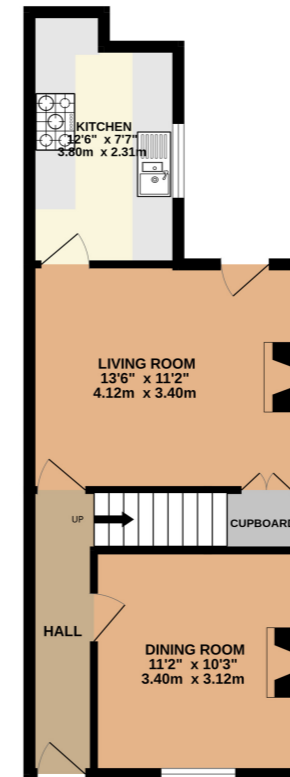
£325,000 Freehold

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.

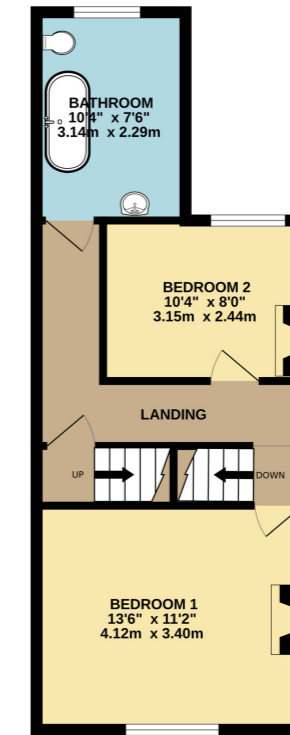
- Two Bedrooms
- Bonus Loft Room
- First Floor Bathroom
- Living Room
- Dining Room
- Refitted Kitchen
- Beautiful Landscaped Rear Garden
- Close to Public Transport Links



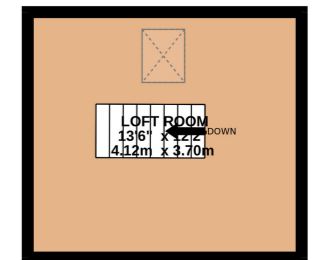
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
164 sq.ft. (15.2 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 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 Metroplan 5/2024

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.

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

C