

Western Road, Reading, Berkshire.



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Western Road, Reading, Berkshire.

£315,000 Freehold

Arins Tilehurst - Offered to the market is this well presented two double bedroom terraced property which has undergone vast improvements by the current owner. The property is within close proximity of Reading town centre, which includes the The Oracle shopping centre and Reading train station, while being close to a local bus route and has access to various local amenities. Further accommodation includes two reception rooms, a refitted kitchen, utility space, and a refitted seperate first floor family bathroom. Other features includes gas central heating, double glazed windows throughout, and an enclosed rear garden.

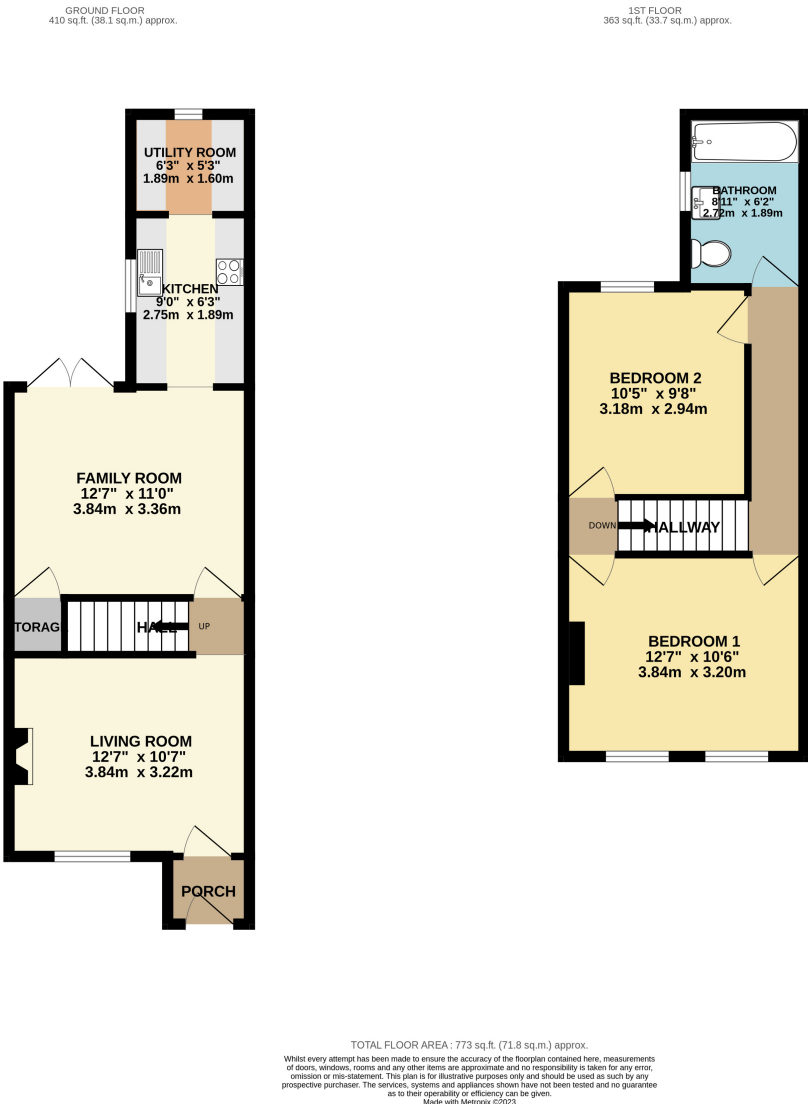
- Two Double Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Utility Room
- Refitted Bathroom
- Enclosed Rear Garden
- Close to Reading West Train Station
- Close to Reading Town Centre

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.

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Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Property Description

Ground Floor

Porch

Laminate wood flooring, access into living room.

Living Room

12' 7" x 10' 7" (3.84m x 3.23m) Engineered oak wood flooring, double radiator, front aspect double glazed sash window, television point, telephone point, fireplace.

Family Room

12' 7" x 11' 0" (3.84m x 3.35m) Engineered oak wood flooring, double radiator, understairs storage, television point, downlights, door leading into rear garden.

Kitchen

9' 0" x 6' 3" (2.74m x 1.91m) Range of base and eye level units, side aspect double glazed window, laminate wood flooring, single bowl with drainer, electric hob with extractor and oven, built in dishwasher, downlights.

Utility

6' 3" x 5' 3" (1.91m x 1.60m) Rear aspect double glazed window, laminate wood flooring, space for white goods, built in washing machine, downlights, home to boiler.

First Floor

Landing

Access into all first floor rooms.

Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m) Two front aspect double glazed windows, double radiator, engineered oak wood flooring, downlights, loft hatch.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m) Engineered oak wood flooring, single radiator, downlights, rear aspect double glazed sash window.

Bathroom

8' 11" x 6' 2" (2.72m x 1.88m) Engineered oak wood flooring, panel enclosed bath with shower, low level wc, wash basin with vanity unit, heated towel rail, downlights, extractor fan, side aspect double glazed window.

Outside

Rear Garden

Enclosed rear garden, decked area initially, followed by lawn, and patio at rear, surrounded by flower beds.

Council Tax Band