

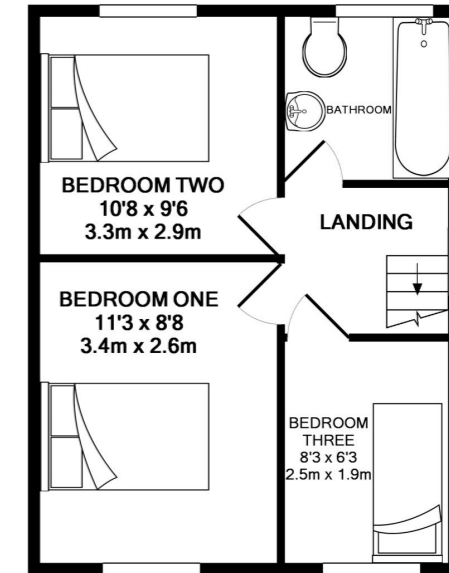
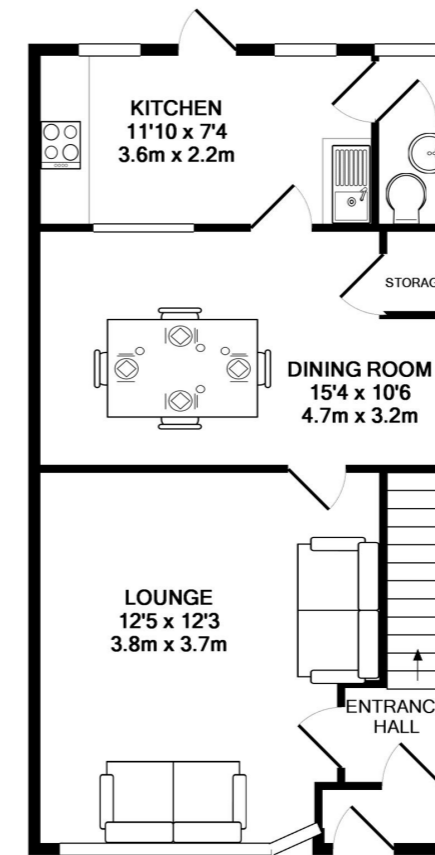


Thirlmere Avenue, Tilehurst, Reading.

£275,000 Freehold

Offered to the market is this three bedroom mid terrace home. The property benefits from being within walking distance of Tilehurst train station, is close to a bus route leading to Reading town, while having excellent access to various local shops and amenities. Further accommodation includes two separate reception rooms, downstairs WC and a first floor bathroom. Other features include driveway parking, gas central heating, double glazed windows and an enclosed rear garden.

- Three Bedrooms
- Two Reception Rooms
- Downstairs WC
- First Floor Bathroom
- Driveway Parking
- Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 to leading to first floor, door to lounge.

Lounge

12' 5" x 12' 5" (3.78m x 3.78m) Front aspect double glazed bay window, double radiator, TV point, telephone point, door to dining room.

Dining Room

15' 4" x 10' 6" (4.67m x 3.20m) Rear aspect window overlooking kitchen, door to kitchen, storage cupboard.

Kitchen

11' 10" x 7' 4" (3.61m x 2.24m) Rear aspect double glazed window, a range of eye and base level units, single bowl with drainer, fitted electric hob with separate electric oven, plumbing for washing machine, door leading to rear garden and separate access to downstairs WC.

Downstairs WC

Low level WC, wall mounted wash hand basin, wall mounted boiler.

First Floor

Landing

Access to all first floor rooms, access to loft.

Bedroom One

11' 3" x 8' 8" (3.43m x 2.64m) Front aspect double glazed window, double radiator.

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m) Rear aspect double glazed window, double radiator.

Bedroom Three

8' 3" x 6' 3" (2.51m x 1.91m) Front aspect double glazed window, double radiator.

Bathroom

Rear aspect double glazed window, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail.

Outside

Front Garden

Driveway parking for one vehicle, access to main property.

Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio area leading to a separate lawned area, wooden built shed.

Council Tax Band