# Glenbeigh Terrace, Reading, Berkshire. RG1 6PB.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk















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Arins Property Services - Offered to the market with is this very well presented two bedroom Victorian terraced home. The property is within walking distance 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 an open plan lounge/kitchen/diner, and a ground floor refitted family bathroom. Other features include, double glazed windows, driveway parking, and a courtyard style enclosed rear garden. The property also benefitted from an electrical re-wire in 2020, re-fitted flat roof over kitchen and bathroom including thermal insulation in 2023, pitch roof replaced with loft being reinsulated and boarded in 2023, cavity wall insulation in rear walls of kitchen and bathroom in 2024.

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.



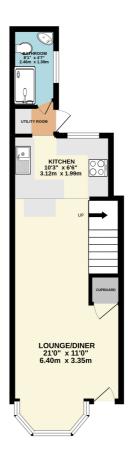


# £300,000 Freehold

- Open Plan Kitchen/Lounge/Dining Room
- Refitted Kitchen
- Refitted Bathroom
- Private Rear Garden
- Driveway
- Close to A4 & Town Centre
- Double Glazed Windows
- Two Bedrooms







#### **Property Description**

## **Ground Floor**

## Lounge Dining Room

11' 0" x 21' 0" (3.35m x 6.40m) Front aspect double glazed bay window, feature gas fireplace, telephone point, TV point, under stair storage. Re-fitted Gas fire 2024. Breakfast bar in Dining Area re-fitted in 2021.

## Kitchen

10' 3" x 6' 6" (3.12m x 1.98m) Rear aspect double glazed window, range of base & eye level units, built in fridge, built in freezer, electric hob with extractor hood, built in oven, utility space, partly tiled walls, downlights. Kitchen re-fitted in 2021.

# Family Bathroom

4' 7" x 8' 1" (1.40m x 2.46m) Side aspect double glazed window, shower cubicle, low level WC, wash basin with vanity unit, downlights, extractor fan. Re-fitted bathroom and pump for rainfall shower in 2021.

## **First Floor**

# Landing

Offers access to both bedrooms and the loft hatch. Re-fitted carpet in 2025.

## **Bedroom One**

11' 0" x 9' 10" (3.35m x 3.00m) Front aspect double glazed window. Re-fitted carpet in 2025.

#### Bedroom Two

8' 4" x 10' 8" (2.54m x 3.25m) Rear aspect double glazed window, built in wardrobe, airing cupboard. Re-fitted carpet in 2025.

# Outside

#### **Rear Garden**

Paved rear garden that offers exceptional privacy and backs onto woodland.

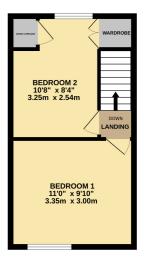
#### Parking

Driveway parking and also additional spaces for guests along the road.

#### **Council Tax Band**

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