Battle Place, Reading, Berkshire. RG30.



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















Battle Place, Reading, Berkshire. RG30.

Arins Tilehurst are delighted to offer to the market this well presented three bedroom end of terrace family home. The property has excellent access to Reading town centre, Reading West train station and is close to various shops and amenities including a Tesco superstore and Costa coffee shop. Further accommodation includes a large reception area, a fitted kitchen, downstairs wc, an ensuite to master, and a separate family bathroom. Other features include side access and a allocated parking space directly in front of the property.

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.





£375,000 Freehold

- Three Bedrooms
- Downstairs WC
- Two Bathrooms
- Allocated Parking
- End of Terrace
- Close to local transport links





Property Description

Ground Floor

Entrance Hall 3' 5" x 5' 0" (1.04m x 1.52m)

Downstairs WC 2' 10" x 6' 4" (0.86m x 1.93m)

Living Room 17' 9" x 14' 7" (5.41m x 4.45m)

Kitchen/Dining Room

9' 0" x 14' 6" (2.74m x 4.42m)

First Floor

Bedroom One 11' 6" x 8' 1" (3.51m x 2.46m)

Bedroom Two 10' 7" x 8' 1" (3.23m x 2.46m)

Bedroom Three 8' 8" x 6' 4" (2.64m x 1.93m)

En-Suite 4' 4" x 8' 4" (1.32m x 2.54m)

Bathroom 5' 7" x 6' 2" (1.70m x 1.88m)



GROUND FLOOR

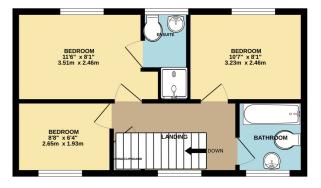
doors, windows, rooms and any other items are app mission or mis-statement. This plan is for illustrative spective purchaser. The services, systems and appl as to their operability or Made with Me

Outside
Private rear garden
Side access lean to with storage
Allocated parking
directly in front of property

Council Tax Band

D

1ST FLOOR



cy of the floorplan contained here, measurements imate and no responsibility is taken for any error, poses only and should be used as such by any es shown have not been tested and no guarantee iency can be given. ix d02025