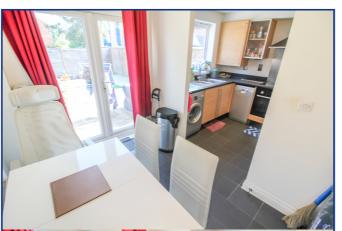
# **Battle Place, Reading, Berkshire.**



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**Battle Place, Reading, Berkshire.** 

Arins Tilehurst - Offered to the market is 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 two reception areas, a kitchen, downstairs wc, an ensuite to master, and a seperate family bathroom. Other features include gas central heating, double glazed windows, allocated parking, and an enclosed rear garden.

culars, 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 n 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 tester ne 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 firm imployment has the authority to make or give any representation or warranty in respect of the property.





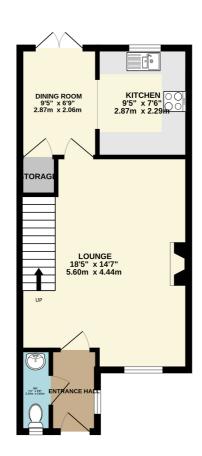
# £375,000 Freehold

- Three Bedrooms
- Two Reception Areas
- Downstairs WC
- Ensuite To Master
- First Floor Bathroom
- Close to Reading Town Centre
- Close to Public Transport Links
- Allocated Parking



GROUND FLOOR 435 sq.ft. (40.4 sq.m.) approx.





### **Property Description**

### **Ground Floor**

#### Entrance Hall

Access into living room and wc, side aspect double glazed window, telephone point.

### Living Room

 $18'5'' \times 14'7''$  (5.61m x 4.45m) Front aspect double glazed window, double radiator, television point, electric fireplace, telephone point, stairs leading to first floor.

### Kitchen

9' 5" x 7' 6" (2.87m x 2.29m) Rear aspect double glazed window, range of base and eye level units, one and a half bowl with drainer, electric hob with extractor and single oven, built in fridge freezer, space for white goods, downlights, tiled flooring.

#### **Dining Room**

9' 5" x 6' 9" (2.87m x 2.06m) Tiled flooring, French doors leading into rear garden, double radiator, understairs storage.

### **Downstairs WC**

7' 1" x 2' 8" (2.16m x 0.81m) Front aspect double glazed window, low level wc, wash basin, small double radiator.

### **First Floor**

### Landing

Access to all first floor rooms, loft hatch with drop down ladder to fully boarded loft, double radiator, airing cupboard.

#### Bedroom One

13' 8" x 8' 0" (4.17m x 2.44m) Front aspect double glazed window, double radiator, television point.

#### Ensuite

8' 0" x 4' 5" (2.44m x 1.35m) Tiled flooring, low level wc, pedestal wash basin, shower, heated towel rail, extractor fan, shaving point, downlights.

#### **Bedroom Two**

10' 9" x 8' 1" (3.28m x 2.46m) Rear aspect double glazed window, double radiator.

#### **Bedroom Three**

9' 4" x 6' 3" (2.84m x 1.91m) Front aspect double glazed window, double radiator, telephone point.

BATHOOM BATHOOM BEDROOM 2 10'9" x 8'1" 3.28m x 2.46m DOWN HALLWAY HALLWAY BEDROOM 3 9'4" x 6'3" 2.84m x 1.91m BEDROOM 1 13'8" x 8'0" 4.16m x 2.44m

1ST FLOOR 393 sq.ft. (36.5 sq.m.) approx.

#### OTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx. has been made to ensure the accuracy of the flooplan contained prev, measurements sooms and any other thems are approximate and no responsibility is taken for any error, atoment. This plan is for illustrative purposes only and should be used as such by any atoment and the prevention of the state of the output of the state of the output of the state of the overability of efficiency can be driven to the state of and no guarantee as to their overability of efficiency can be driven.

### Family Bathroom

6' 2" x 5' 10" (1.88m x 1.78m) Panel enclosed bath with shower, low level wc, pedestal wash basin, tiled flooring, heated towel rail, rear aspect double glazed window, extractor fan, downlights.

## Outside

### Parking

Allocated parking available.

### Garden

Fence enclosed rear garden, made up of patio slabs, side access to front of property.

#### **Council Tax Band**

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