

2 Fighting Cocks Place, Tadley, Hampshire. RG26  
3BH.



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3BH.

£265,000 Freehold

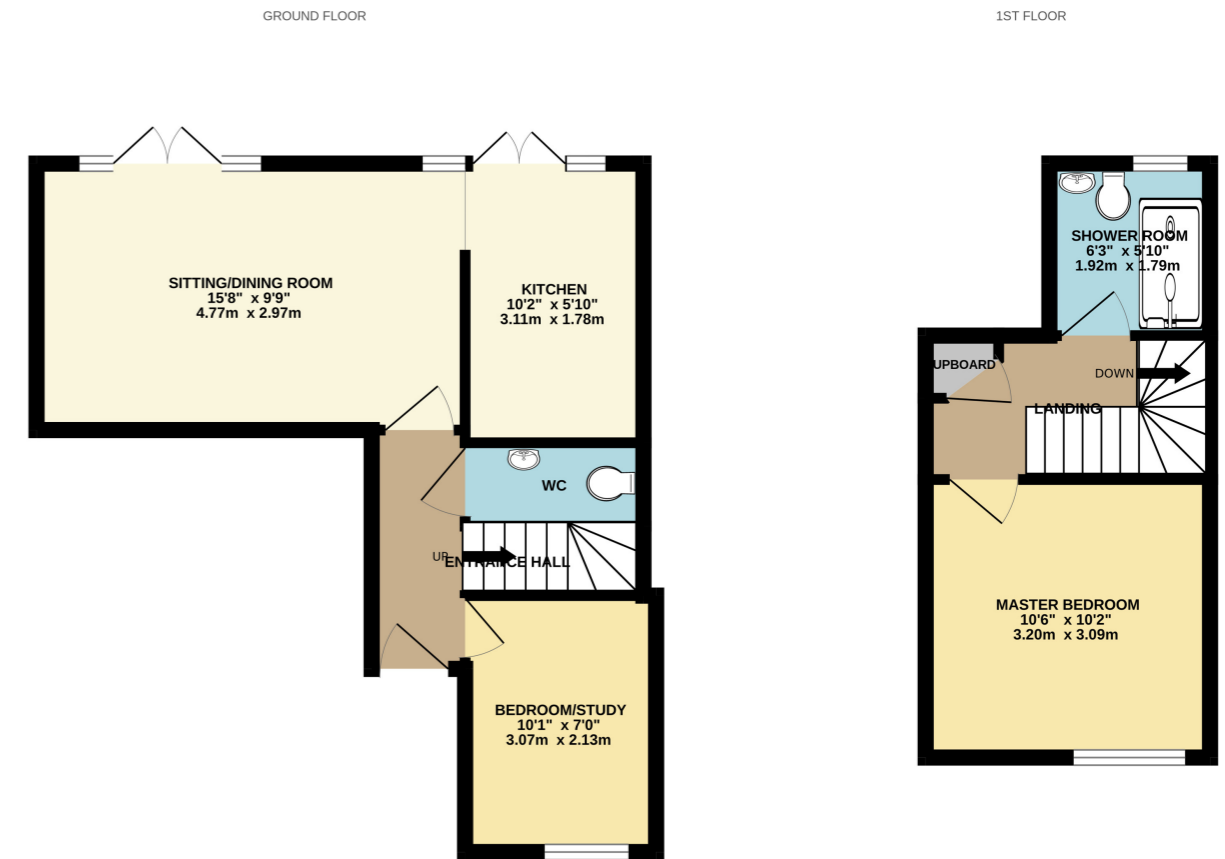
Arins Property Services - Offered to the market is this extremely well presented townhouse with private enclosed rear garden and allocated parking in a private well kept development within easy reach of central Tadley. To the Ground Floor the property boasts entrance hall, cloakroom, 2nd bedroom / study / utility room, lounge / diner with double French doors to Rear Garden, kitchen with gas hob. To the First Floor is double bedroom, modern shower room, and landing.

- One / Two Bedrooms
- Lounge / Dining Room
- Kitchen
- Enclosed Private Garden
- Shower Room
- Allocated Parking
- Cloakroom
- Beautifully Presented

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Main front door, Access to 2nd bedroom / study / utility, cloakroom, and lounge / diner, stairs to first floor, high ceiling, gas radiator.

#### Lounge / Diner

15'8" x 9'9" (4.77m x 2.97m) Accessed from entrance hall, rear aspect two double glazed French doors to rear garden, opening to kitchen, high ceilings, gas radiator.

#### Kitchen

10'2" x 5'10" (3.11m x 1.78m) Modern base and wall units with work surface and fitted sink and drainer, tiled flooring, high ceiling.

### 2nd Bedroom / Study / Utility Room

10'1" x 7'0" (3.07m x 2.13m) Accessed from entrance hall, front aspect double glazed window, gas radiator, high ceiling. (Presently used as a Utility Room but could be a 2nd bedroom / study / or small further reception room depending on requirements).

#### Cloakroom

Accessed from entrance hall, modern cloakroom comprising of wash hand basin and low level WC.

### First Floor

#### Stairs and Landing

Stairs to first floor with landing giving access to master bedroom and shower room, high ceiling, cupboard.

### Master Bedroom

10'6" x 10'2" (3.20m x 3.09m) Accessed from the landing, front aspect double glazed window, gas radiator, high ceiling, loft hatch which is boarded, has lighting, and shelving.

#### Shower Room

6'3" x 5'10" (1.92m x 1.79m) Accessed from landing, modern shower room with fitted wash hand basin, low level WC, large shower unit, rear aspect double glazed window, heated towel rail, high ceiling.

### Outside

#### Parking

Allocated and numbered parking space to the front of the property.

### Rear Garden

Well kept enclosed private garden with large shrubs and trees to either side, mainly laid to patio and gravel. Rear access gate.

### Ground Rent

Freehold property but there is a £30 per month ground rent charge to maintain the communal areas in the development.

### Council Tax Band

C

