

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



















Wilson Road, Reading, Berkshire.

£330,000 Freehold

Arins Tilehurst - Offered to the market is this beautifully presented three bedroom mid terrace Victorian property. This characterful property is within close walking distance of local shops, schools, amenities and bus routes, and is in reasonably close proximity to both Reading West train station and Reading town centre. Further accommodation includes a living room, dining room, refitted kitchen, and a family bathroom. Other features include a rear garden, gas central heating and double glazed windows throughout.

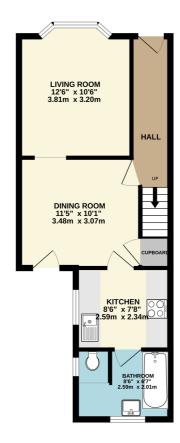
- Three Bedrooms
- Living Room
- Dining Room
- Refitted Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Close to Reading West Train Station
- · Close to Prospect Park







GROUND FLOOR 444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR 370 sq.ft. (34.3 sq.m.) approx



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorpian contained here, measurem of doors, windows, rooms and any often ferms are approximate and no responsibility to taken for any or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and applicances shown here not been tested and no guarant.

## **Property Description**

## **Ground Floor**

## **Entrance Hall**

Double radiator, stairs to first floor.

## **Living Room**

12' 6" x 10' 7" (3.81m x 3.23m) Front aspect double glaze bay window, double radiator, two storage cupboards, TV point, telephone point.

## **Dining Room**

11' 5" x 10' 1" (3.48m x 3.07m) Rear door leading to garden, under stair storage cupboard, double radiator.

#### Kitchen

8' 6" x 7' 8" (2.59m x 2.34m) Side aspect double glazed window, range of base and eye level units, single bowl sink with draining board, space for white goods, electric hob with extractor fan, built in oven, built in fridge, built in freezer, partly tiled walls, laminated wood flooring.

### **Family Bathroom**

8' 6" x 6' 7" (2.59m x 2.01m) Rear and side aspect double glazed windows, low level wc, panel enclosed bath, pedestal wash basin, heated towel rail, boiler, partly tiled walls.

## **First Floor**

## Landing

Access to all first floor rooms, loft hatch, storage cupboard.

#### **Bedroom One**

14' 1"  $\times$  10' 1" (4.29m  $\times$  3.07m) Two rear aspect double glazed windows, double radiator.

#### **Bedroom Two**

10' 3" x 8' 9" (3.12m x 2.67m) Rear aspect double glazed window, double radiator.

# **Bedroom Three**

 $9'11" \times 8'5"$  (3.02m x 2.57m) Rear aspect double glazed window, double radiator.

## Outside

### Garden

Low maintenance enclosed rear garden with artificial grass.

# **Parking**

On street permit parking.

# **Council Tax Band**

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