



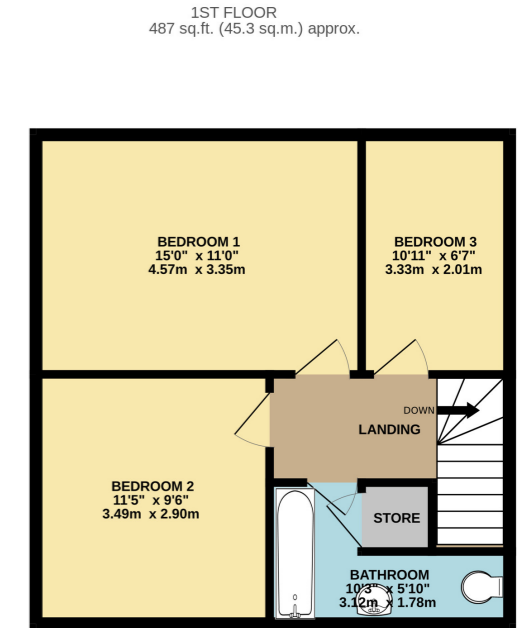
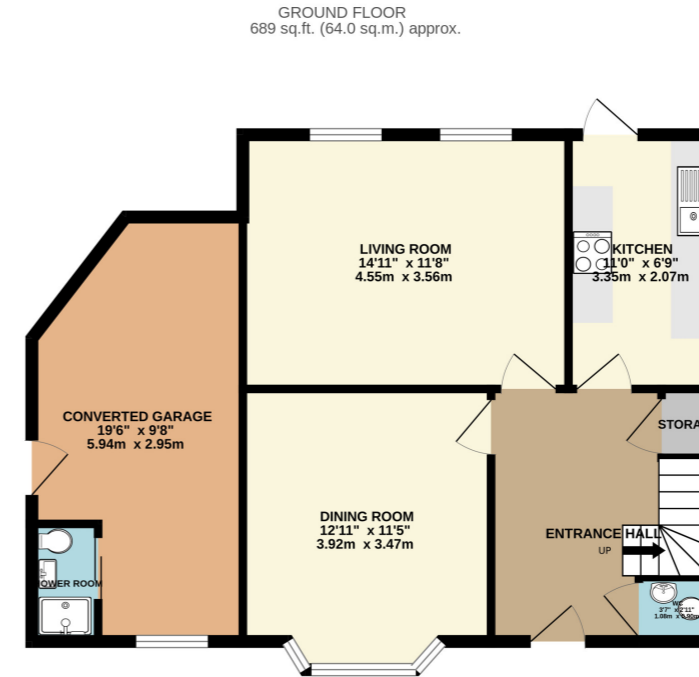
Romsey Road, Tilehurst, Reading.

£350,000 Freehold



Arins Tilehurst - Offered to the market is this well presented three bedroom semi detached family home. The property benefits from being within walking distance of Tilehurst train station, while being close to a bus route leading to Reading town, as well as having excellent access to various local shops and amenities, with the added benefit of being touching distance from McIlroy Park. Further accommodation includes a living room, dining room, kitchen, downstairs wc and a first floor family bathroom. Other features include a converted garage, a rear garden, gas central heating, double glazed windows, and driveway parking.

- Three Bedrooms
- Two Reception Rooms
- Downstairs W/C
- Refitted Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Close to Tilehurst Train Station
- Converted Garage



ROMSEY ROAD
TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.
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

Laminate wood flooring, single radiator, access into all ground floor rooms, stairs to first floor, front aspect double glazed window.

Living Room

14' 11" x 11' 8" (4.55m x 3.56m) Rear aspect double glazed windows, laminate wood flooring, wall mounted radiator, television point, telephone point.

Family Room

12' 11" x 11' 5" (3.94m x 3.48m) Front aspect double glazed bay windows, laminate wood flooring, double radiator.

Kitchen

11' 0" x 6' 9" (3.35m x 2.06m) Range of base and eye level units, one and a half bowl with drainer, four ring gas hob with extractor and oven, space for white goods, rear aspect double glazed window, door into garden, tiled flooring, downlight.

Downstairs WC

3' 7" x 2' 11" (1.09m x 0.89m) Low level wc, wash basin, front aspect double window.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

15' 0" x 11' 0" (4.57m x 3.35m) Two rear aspect double glazed windows, wall mounted radiator.

Bedroom Two

11' 5" x 9' 6" (3.48m x 2.90m) Front aspect double glazed window, double radiator.

Bedroom Three

10' 11" x 6' 7" (3.33m x 2.01m) Rear aspect double glazed window, laminate wood flooring, double radiator.

Bathroom

10' 3" x 5' 10" MAX (3.12m x 1.78m) Front aspect double glazed window, panel enclosed bath with shower, wash basin, low level wc, heated towel rail, vinyl flooring, partly tiled walls, downlights.

Outside

Driveway

Off road parking for multiple vehicles, with a good sized lawn.

Rear Garden

Fence enclosed rear garden, patio with steps leading onto good sized lawn.

Converted Garage

19' 6" x 9' 8" (5.94m x 2.95m) Front aspect double glazed window, walk in shower room.

Council Tax Band

C