



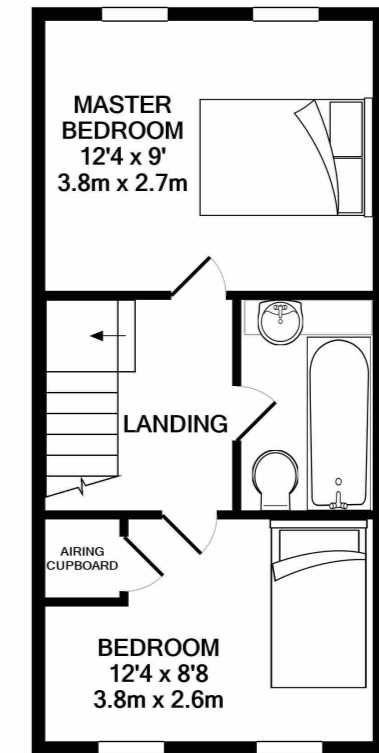
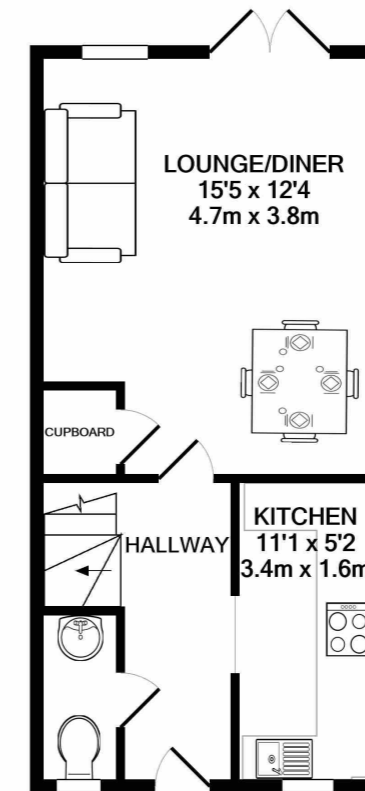
Spey Road, Tilehurst, Reading, Berkshire.

£270,000 Freehold

Offered to the market is this well presented two bedroom mid terrace property. The property is located close to a bus route leading to Reading town centre, while being close to English Martyrs primary school and Prospect park, aswell as being close to various other local shops and amenities. Further accommodation includes a lounge diner, fitted kitchen, downstairs WC, and a separate first floor bathroom. Other features include gas central heating, double glazed windows, parking bays and an enclosed rear garden.

- Two Double Bedrooms
- Fitted Kitchen
- Downstairs WC
- Fitted Bathroom
- Open Plan Living Area
- Enclosed Rear Garden
- Double Glazed Windows
- Gas Central Heating





GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Access to all ground floor rooms, stairs leading to first floor, laminate wood flooring, double radiator, smoke alarm.

Lounge

15' 5" x 12' 4" MAX (4.70m x 3.76m) Laminate wood flooring, under stairs storage cupboard, television point, phone point, french doors leading to rear garden, rear aspect double glazed windows, single radiator.

Cloakroom

6' 4" x 3' 0" (1.93m x 0.91m) Tiled flooring, front aspect double glazed window, low level toilet, pedestal wash basin, single radiator, extractor fan.

First Floor

Bedroom One

12' 4" x 9' 0" (3.76m x 2.74m) Two rear aspect double glazed windows, single radiator, television point.

Bedroom Two

12' 3" x 8' 8" MAX (3.73m x 2.64m) Two front aspect double glazed windows, single radiator, airing cupboard.

Bathroom

7' 7" x 5' 2" (2.31m x 1.57m) Tiled flooring, tiled walls, hand wash basin with vanity unit, panel enclosed bath with separate shower overhead, low level wc, heated towel rail, extractor fan.

Outside

Rear Garden

Fence enclosed rear garden with patio area leading to artificial grass area.

Council Tax Band

