



Cranbury Road, Reading, Berkshire.

£300,000 Freehold

Arins Tilehurst - Offered to the market is this very well presented two double bedroom Victorian terrace property. The property is within walking distance of Reading West train station, while being close to Reading town centre and has excellent access to various local shops and amenities, as well as being round the corner from Prospect Park. Further accommodation includes two separate reception rooms, a refitted kitchen, utility space, downstairs wc, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, and an enclosed rear garden.

- Two Double Bedrooms
- Two Reception Areas
- Downstairs W/C
- Kitchen
- Dressing Room / Office
- Refitted Bathroom
- Close to Reading West Train Station
- Bonus Loft Room



CRANBURY ROAD
TOTAL FLOOR AREA: 942 sq.ft. (87.5 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

Stairs leading to first floor, double radiator.

Living Room

13' 6" x 8' 8" (4.11m x 2.64m) Front aspect double glazed bay fronted window, double radiator, television point.

Dining Room

12' 1" x 11' 1" (3.68m x 3.38m) Rear aspect double glazed window, double radiator, storage cupboard, understairs cupboard.

Kitchen

9' 2" x 7' 11" (2.79m x 2.41m) Side aspect double glazed window, tiled flooring, range of base and eye level units, one and a half sink with drainer, gas hob with extractor fan

and built in oven, space for white goods, single radiator.

Utility

4' 11" x 4' 3" (1.50m x 1.30m) Tiled flooring, space for fridge freezer, door into garden.

Downstairs WC

4' 11" x 2' 5" (1.50m x 0.74m) Low level wc, corner wash basin, rear aspect double glazed window, double radiator.

First Floor

Landing

Access into both bedrooms, stairs leading to bonus loft room.

Bedroom One

12' 1" x 8' 10" (3.68m x 2.69m) Rear aspect double glazed

window, double radiator, built in storage.

Dressing Room / Office

8' 11" x 7' 3" (2.72m x 2.21m) Side aspect double glazed window, double radiator, laminate wood flooring, home to boiler.

Bathroom

7' 3" x 5' 3" (2.21m x 1.60m) Rear aspect double glazed window, panel enclosed bath with shower, low level wc, pedestal wash basin, heated towel rail, tiled walls and flooring.

Bedroom Two

12' 1" x 11' 11" (3.68m x 3.63m) Front aspect double glazed window, double radiator, alcove for storage.

Second Floor

Bonus Loft Room

11' 11" x 11' 9" (3.63m x 3.58m) Skylight, eaves storage.

Outside

Rear Garden

Fence enclosed Easterly facing rear garden, predominantly patio slabs.

Council Tax Band

B