Cranbury Road, Reading, Berkshire.



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Cranbury Road, Reading, Berkshire.

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.

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





£300,000 Freehold

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





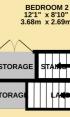
DINING ROOM 12'1" x 11'1" 3.68m x 3.38m

1-L-L-L

LOUNGE 13'6" x 8'8" 4.11m x 2.64m

GROUND FLOOR 406 sq.ft. (37.7 sq.m.) approx





BEDROOM 1 12'1" x 11'11" 3.68m x 3.63m

OTAL FLOOR AREA : 942 sa.ft. (87.5 sa.r

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.

1ST FLOOR 400 sq.ft. (37.2 sq.m.) approx

LOFT SPACE 136 sq.ft. (12.6 sq.m.) approx.





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

В