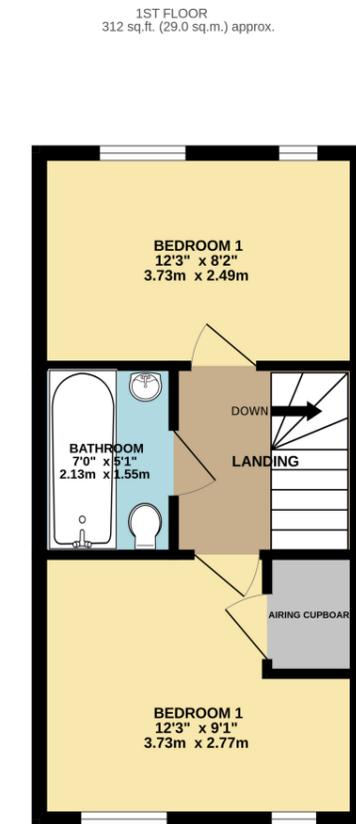
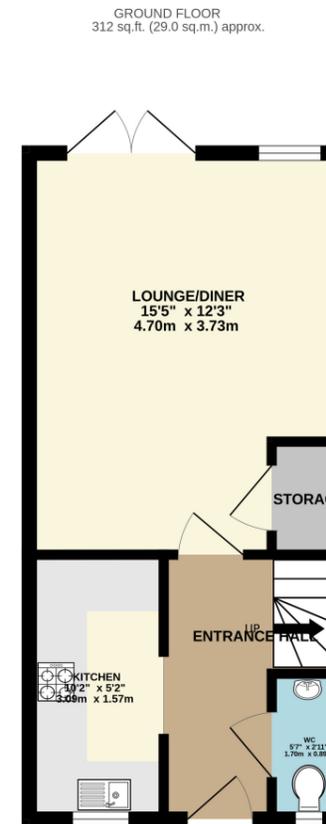


Spey Road, Tilehurst, Reading, Berkshire. RG30.

£1,600 pcm

Arins Property Services - Offered to the rental market and available now is this part furnished / unfurnished two bedroom mid terrace property. The property is situated close to local amenities and bus route into Reading Town centre. The property offers accommodation to including lounge/diner, refitted modern kitchen and W/C to the ground floor. To the first floor the property benefits from family bathroom, and two bedrooms. There is also a low maintenance enclosed rear garden. Street parking.

- Two Bedrooms
- Downstairs W/C
- Re-fitted Kitchen
- Close to Bus Routes
- Part Furnished or Unfurnished
- EPC Rating B
- Enclosed Rear Garden
- Available Now



TOTAL FLOOR AREA: 625 sq.ft. (58.0 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.  
Made with Metronix 20/02

**Property Description**

**Ground Floor**

**Entrance Hall**

Access to Kitchen, Lounge/Diner, and Downstairs WC. Stairs to First Floor.

**Downstairs WC**

Front aspect double glazed window. Low level WC. Wash hand basin.

**Kitchen**

5' 2" x 10' 2" (1.57m x 3.10m)  
Front aspect double glazed window. Matching base and wall units with fitted work surface over. Sink and Drainer. Gas hob. Electric Oven. Extractor Fan. Fitted Fridge/Freezer. Washing machine.

**Lounge / Diner**

12' 3" x 15' 5" (3.73m x 4.70m)  
Rear aspect double glazed double doors to the Rear Garden.  
Rear aspect double glazed window. Under Stairs Cupboard.

**First Floor**

**Landing**

Access to both Bedrooms and Family Bathroom

**Bedroom One**

8' 2" x 12' 3" (2.49m x 3.73m)  
Two rear aspect double glazed windows.

**Family Bathroom**

5' 1" x 7' 0" (1.55m x 2.13m)  
Bathroom suite comprising of low level WC, wash hand basin, and bath with shower over.

**Bedroom Two**

9' 1" x 12' 3" (2.77m x 3.73m)  
Two front aspect double glazed windows.

**Outside**

**Rear Garden**

Enclosed rear garden with back entrance. Storage shed.

**Parking**

Unrestrictive On-Street Parking

**Council Tax Band**

C

