Fullbrook Crescent, Tilehurst, Reading.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk

















Fullbrook Crescent, Tilehurst, Reading.

Arins Tilehurst - Offered to the market is this spacious two double bedroom semi detached Cook's built property. The property is situated in an extremely desirable location, being within walking distance of Tilehurst train station, on a bus route to Reading town centre and is close to various local shops and amenities, as well as various local primary and secondary schools. Further accommodation includes a lounge dining room, kitchen and a bathroom. Other features include a connected garage perfect for converting, a good size rear garden, driveway parking, gas central heating and double glazed windows throughout.

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





£360,000 Freehold

- Two Double Bedrooms
- Lounge Dining Room
- Kitchen
- Family Bathroom
- Rear Enclosed Garden
- Driveway Parking
- Connected Garage
- Potential to Extend (STPP)





GROUND FLOOR



FULLBROOK CRESCENT

en made to ensure the accuracy of the floorplan contained here, measurement nd any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any ervices, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Metropix €2023

Property Description

Ground Floor

Porch

Front aspect double glazed window, side aspect double glazed window, tiled floor.

Entrance Hall

Front aspect window, stairs leading to first floor, double radiator.

Lounge Dining Room

20' 8" x 12' 6" (6.30m x 3.81m) Two rear aspect double glazed windows, feature fire place, two fitted cupboards, double radiator.

Kitchen

9' 0" x 6' 11" (2.74m x 2.11m) Front aspect double glazed windows, range of base and eye level units, single bowl sink with draining board, cooker with gas gob and grill, space for fridge freezer, space for washing machine, larder cupboard.

Garage

7' 7" x 17' 5" (2.31m x 5.31m) Side hinged garage doors, rear aspect double glazed window, power.

First Floor

Landing

Front aspect double glazed window.

Bedroom One

9' 0" x 16' 1" (2.74m x 4.90m) Front aspect double glazed window, rear aspect double glazed window, single radiator.

Bedroom Two

11' 5" x 9' 1" (3.48m x 2.77m) Rear aspect double glazed window, single radiator, access to loft, airing cupboard.

Bathroom

5' 6" x 6' 6" (1.68m x 1.98m) Side aspect double glazed window, panel enclosed bath, low level wc, pedestal wash basin, partly tiled walls, single radiator.

Outside

Rear Garden

Good size fence enclosed rear garden that comprises of a lawn to the rear of the property that is surrounded by mature plants, bushes and trees that have been grown to create a meadow style garden.

Parking

Driveway parking for two vehicles that is situated to a front lawn.

Council Tax Band

D

1ST FLOOR



