



Hardwick Road, Tilehurst, Reading.

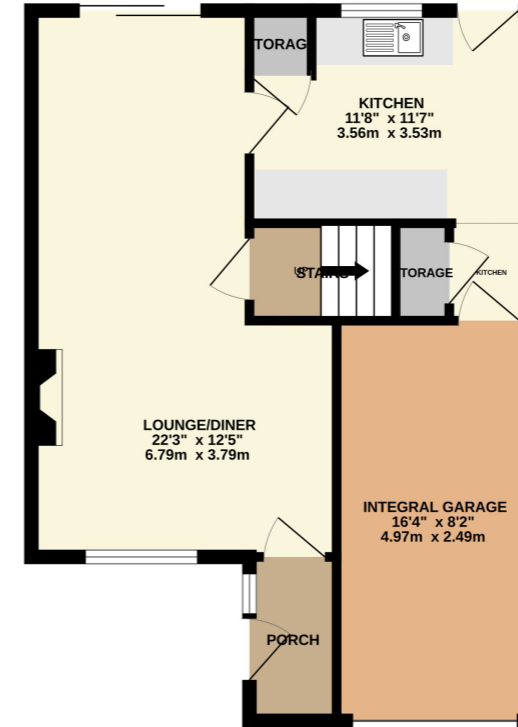
£335,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this three double bedroom terraced property. The property is within walking distance of English Martyrs primary school, is close to a bus route leading to Reading town centre, while having access to various local shops and amenities. Further accommodation includes a lounge diner, refitted kitchen, and a refitted first floor bathroom. Other features include gas central heating, double glazed windows throughout, an enclosed rear garden, driveway parking for multiple vehicles, and an integral single garage.

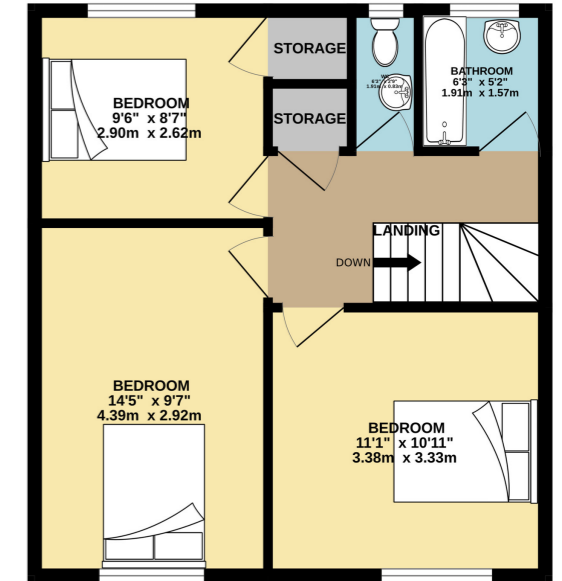
- Three Double Bedrooms
- Lounge Diner
- Driveway Parking
- Integral Garage
- Enclosed Rear Garden
- No Onward Chain
- Close to Public Transport
- Close to Good Schools



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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

Porch

Laminate wood flooring, access into lounge diner.

Lounge Diner

22' 3" x 12' 5" (6.78m x 3.78m) Front aspect double glazed window, feature gas fireplace, television point, telephone point, double radiator, sliding door into rear garden.

Kitchen

11' 8" x 11' 7" (3.56m x 3.53m) Rear aspect double glazed window, range of base and eye level units, vinyl flooring, single bowl with drainer, space for white goods, understairs storage.

Integral Garage

16' 4" x 8' 2" (4.98m x 2.49m) Up and over garage door, has light and power.

First Floor

Landing

Access to all first floor rooms, loft hatch, storage cupboard.

Bedroom One

14' 5" x 9' 7" (4.39m x 2.92m) Front aspect double glazed window, single radiator.

Bedroom Two

11' 1" x 10' 11" (3.38m x 3.33m) Front aspect double glazed window, single radiator.

Bedroom Three

9' 6" x 8' 7" (2.90m x 2.62m) Rear aspect double glazed window, single radiator, built in storage cupboard.

Bathroom

6' 3" x 5' 2" (1.91m x 1.57m) Rear aspect double glazed window, panel enclosed bath with shower, wash basin, extractor fan, vinyl flooring.

WC

6' 3" x 2' 9" (1.91m x 0.84m) Rear aspect double glazed window, low level wc, wash basin.

Outside

Driveway

Concrete drive providing off road parking for multiple vehicles, with separate lawn area.

Rear Garden

Fence enclosed rear garden, patio area leading onto good sized lawn, with mature shrubs at rear.

Council Tax Band

