# Tay Road, Tilehurst, Reading.



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# Tay Road, Tilehurst, Reading.

Arins Tilehurst - Offered to the market is this very well presented two bedroom mid terrace home. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school and Prospect Park, while having good access to various local shops and amenities. Further accommodation includes a lounge diner, refitted kitchen, a downstairs wc, and a separate first floor bathroom. Other features include double glazed windows, solar panels, parking bays, 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.







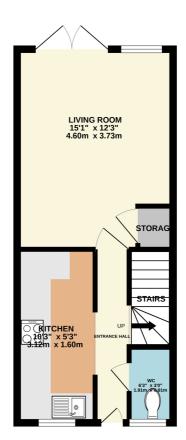
# £300,000 Freehold

- Two Double Bedrooms
- Open Plan Lounge Diner
- Downstairs WC
- First Floor Bathroom
- Enclosed Rear Garden
- Close to Public Transport
- Close to Reading Town Centre
- Double Glazed Windows



GROUND FLOOF





#### **Property Description**

## **Ground Floor**

#### **Entrance Hall**

Laminate wood flooring, double radiator, stairs leading to first floor.

#### Lounge Diner

15' 1" x 12' 3" (4.60m x 3.73m) Lamiante wood flooring, rear aspect double glazed window, French doors into rear garden, television point, telephone point, understairs storage, double radiator.

#### Kitchen

10' 3" x 5' 3" (3.12m x 1.60m) Range of base and eye level units, vinyl flooring, front aspect double glazed window, space for white goods, built in fridge freezer, downlights, gas hob with extractor fan, home to boiler.

#### **Downstairs WC**

6' 3" x 3' 0" (1.91m x 0.91m) Front aspect double glazed window, vinyl flooring, single radiator, low level wc, pedestal wash basin, extractor fan.

# **First Floor**

#### Landing

Access to all first floor rooms.

#### **Bedroom One**

12' 4" x 10' 0" (3.76m x 3.05m) Two front aspect double glazed windows, single radiator, airing cupboard.

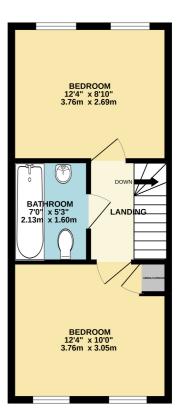
#### Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m) Two rear aspect double glazed windows, double radiator.

### Bathroom

7' 0" x 5' 3" (2.13m x 1.60m) Panel enclosed bath with shower, low level wc, pedestal wash basin, vinyl flooring, extractor fan.

1ST FLOOF



# Outside

#### Parking Bays

Unallocated parking bays at front of property.

### Garden

Fence enclosed rear garden, beautifully landscaped, patio with lawn and path leading to rear of property.

## Council Tax Band

