

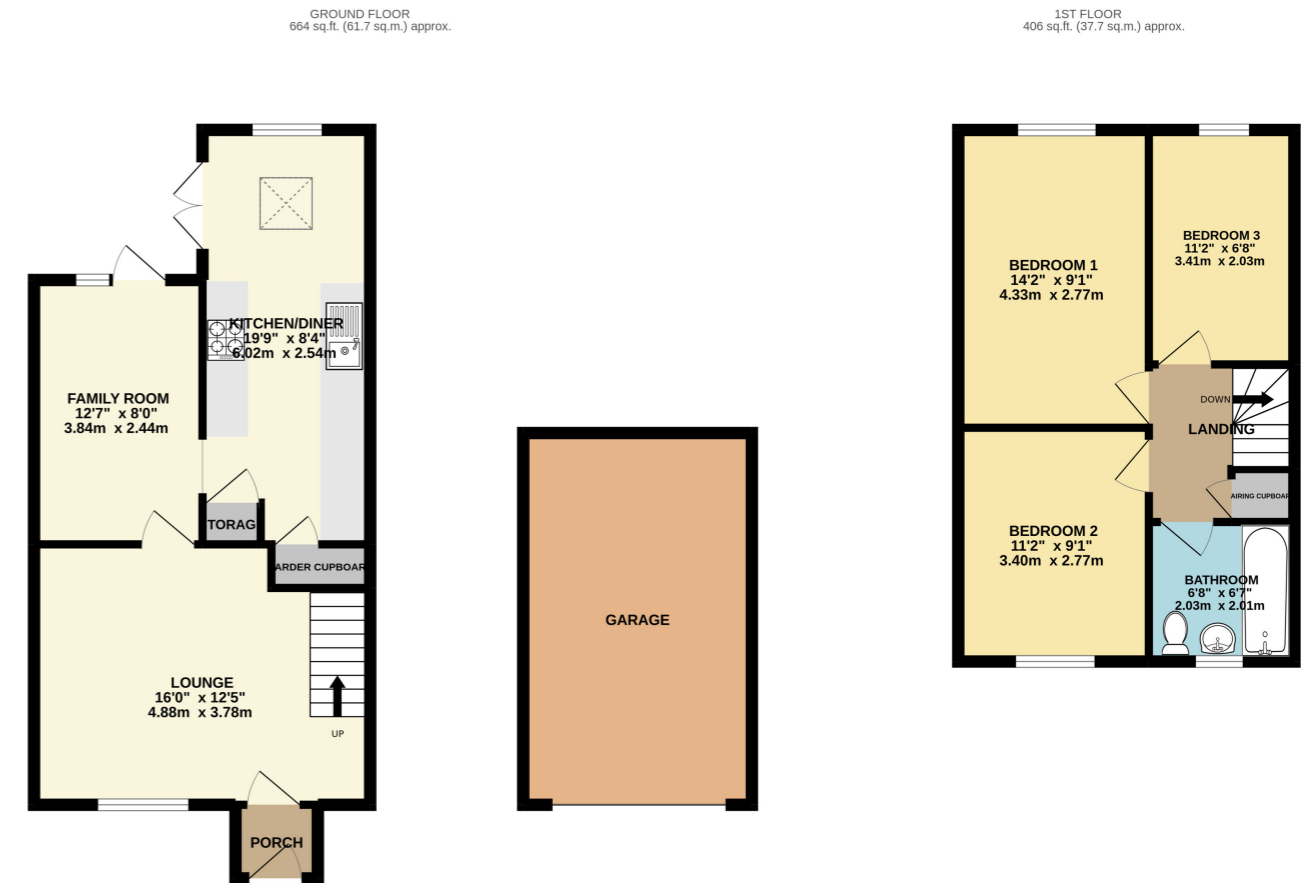


Minton Close, Tilehurst, Reading.

£375,000 Freehold

Arins Tilehurst - Offered to the market is this well presented three bedroom end of terrace home. The property is located in the desirable Potteries Estate, being close to various primary and secondary schools, as well as being within walking distance to a bus route leading to Reading town centre and Tilehurst train station, while being within reasonable distance to Tilehurst village which includes various local amenities. Further accommodation includes a lounge, extended kitchen dining room, family room, and a first floor refitted bathroom. Other features include an enclosed rear garden, double glazed windows, gas central heating, a garage in a nearby block with additional off road parking.

- Three Bedrooms
- Kitchen Diner
- Two Reception Rooms
- Refitted Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Garage in Nearby Block
- Double Glazed Windows



TOTAL FLOOR AREA: 1069 sq.ft. (99.4 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

Wood flooring, double radiator, access into living room.

Living Room

16' 0" x 12' 5" (4.88m x 3.78m) Front aspect double glazed window, double radiator, television point, stairs leading to first floor.

Kitchen Diner

19' 9" x 8' 4" (6.02m x 2.54m) Rear and side aspect double glazed windows, a range of eye and base level units, single bowl with drainer, space for white goods, fitted gas hob with extractor fan overhead plus separate electric oven, integrated fridge freezer, cupboard housing boiler, separate larder cupboard, tiled flooring and walls, skylight, double radiator, and access to garden.

Family Room

12' 7" x 8' 0" (3.84m x 2.44m) Vinyl flooring, double radiator, door leading into rear garden.

First Floor

Landing

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

Bedroom One

14' 2" x 9' 1" (4.32m x 2.77m) Rear aspect double glazed window, laminate wood flooring, double radiator.

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m) Front aspect double glazed window, double radiator.

Bedroom Three

11' 2" x 6' 8" (3.40m x 2.03m) Rear aspect double glazed window, double radiator.

Bathroom

6' 8" x 6' 7" (2.03m x 2.01m) Front aspect double glazed window, downlighters, tiled walls and flooring, pedestal wash basin, low level w/c, double radiator, enclosed bath with shower, shaving point.

Outside

Driveway

Driveway parking available for one vehicle with charging point, one allocated parking space in addition.

Rear Garden

Fence enclosed rear garden with side access from front of property, patio with step up to lawn area surrounded by flower beds.

Garage

Located in a nearby block with up and over garage door.

Council Tax Band

