



Brisbane Road, Reading, Berkshire.

£425,000 Freehold

Arins Tilehurst - Offered to the market is this well presented three double bedroom semi detached home. The property is situated in a popular location to the West of Reading, being within walking distance to a bus route leading to Reading town centre, while having excellent access to Prospect park, as well as being a reasonable distance from various local shops and amenities. Further accommodation includes at 27ft lounge dining room, fitted kitchen and a first floor bathroom. Other features include double glazed windows, gas central heating, driveway parking and an enclosed rear garden.

- Three Double Bedrooms
- Open Plan Lounge Diner
- Kitchen / Breakfast Room
- Conservatory
- First Floor Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Close to Public Transport



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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 misstatement. 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

Entrance Hall

Stairs leading to first floor, door to lounge/dining room, door to kitchen, understairs cupboard, laminated flooring, single radiator.

Lounge Diner

12' 4" x 27' 3" (3.76m x 8.33m) Front aspect double glazed bay window, two double radiators, french doors leading to conservatory, laminated flooring, TV point, telephone point.

Kitchen

17' 1" x 10' 1" (5.21m x 3.07m) Rear and side aspect double glazed windows, door leading to conservatory, a range of eye and base level kitchen units, fitted electric induction hob with extractor fan overhead plus separate electric oven and grill, single bowl with drainer plus separate tap for filtered water, plumbing for washing machine, space for tumble dryer, integrated dishwasher, space for fridge/freezer.

Conservatory

10' 4" x 6' 9" (3.15m x 2.06m) Double glazed windows, door leading to rear garden.

First Floor

Bedroom One

14' 9" x 12' 5" (4.50m x 3.78m) Two front aspect double glazed windows, two double radiators, three fitted wardrobes, carpet flooring.

Bedroom Two

12' 1" x 11' 4" (3.68m x 3.45m) Rear aspect double glazed window, single radiator, carpet flooring, TV point.

Bedroom Three

11' 5" x 10' 2" (3.48m x 3.10m) Rear double glazed window, single radiator, airing cupboard.

Bathroom

7' 6" x 6' 10" (2.29m x 2.08m) Side aspect double glazed frosted window, concealed cistern WC, wash hand basin housed by vanity unit, bidet housed by storage unit, panel enclosed corner bath with separate electric shower fitting, double radiator.

Outside

Driveway

Off road parking for one vehicle to the front of the property, wooden gate leading to rear garden.

Rear Garden

Enclosed rear garden with a paved patio area and a raised lawn area, pathway leading to a wooden shed.

Council Tax Band