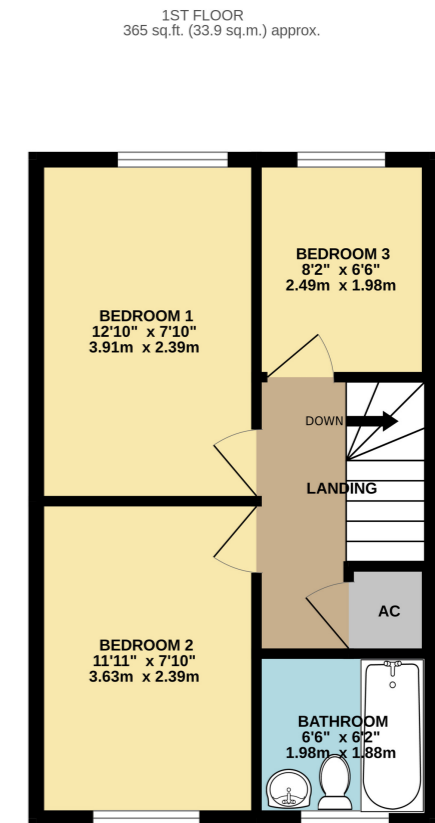
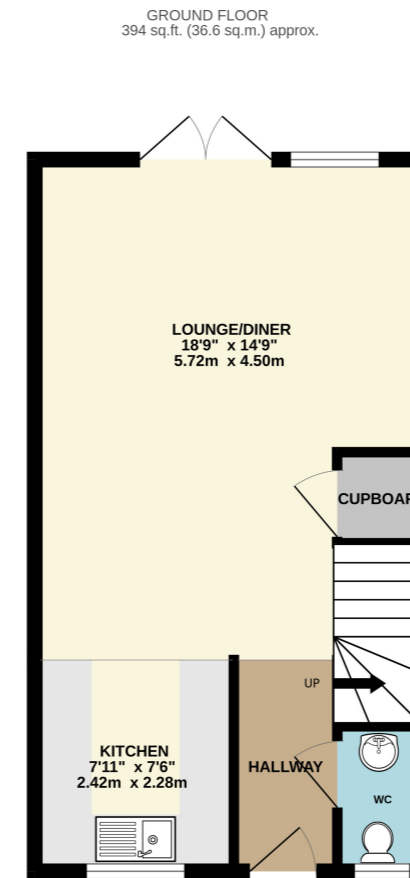


Iona Avenue, Tilehurst, Reading.

£375,000 Freehold

Arins Tilehurst - Offered to the market is this beautifully presented, three bedroom mid terrace family home. The property is situated close to a bus route which leading 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 an open plan lounge kitchen area, downstairs wc, a family bathroom and an outbuilding in the garden. Other features include gas central heating, double glazed windows, and an enclosed rear garden.

- Stunning Condition
- Three Bedrooms
- Open Plan Living Area
- Downstairs WC
- Enclosed Rear Garden
- Family Bathroom
- Outbuilding
- Gas Central Heating



TOTAL FLOOR AREA: 759 sq.ft. (70.5 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 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

Entrance Hall

Double radiator, laminated wood flooring, downlights.

Lounge Dining Room

18' 9" x 14' 9" (5.71m x 4.50m) Rear aspect window, French doors leading to garden, TV point, telephone point, double radiator, under stair cupboard, downlights, laminate wood flooring.

Kitchen

7' 6" x 7' 11" (2.29m x 2.41m) Front aspect double glazed window, range of base and eye level units, built in oven with extractor hood, single bowl with draining board, space for dish washer, space for fridge freezer, space for washing machine, downlights, laminated wood flooring.

Downstairs WC

3' 0" x 5' 5" (0.91m x 1.65m) Front aspect double glazed window, low level wc, pedestal wash basin, extractor fan.

First Floor

Landing

Offers access to all first floor rooms, the airing cupboard and the loft.

Bedroom One

7' 10" x 12' 10" (2.39m x 3.91m) Rear aspect double glazed window, single radiator.

Bedroom Two

7' 10" x 11' 11" (2.39m x 3.63m) Front aspect double glazed window, single radiator.

Bedroom Three

6' 6" x 8' 2" (1.98m x 2.49m) Rear aspect double glazed window, single radiator.

Family Bathroom

6' 6" x 6' 2" (1.98m x 1.88m) Front aspect double glazed window, low level wc, panel enclosed bath with shower, wash basin with vanity unit, heated towel rail, tiled walls.

Outside

Garden

Low maintenance fence enclosed rear garden that comprises of a large patio to the rear of the property covered by a trellace, leading onto an artificial lawn area with a large outbuilding at the rear that offers storage and seating.

Parking

Bay parking at the front of the property.

Council Tax Band

C