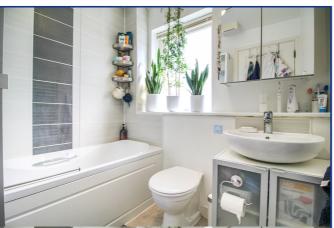
## Iona Avenue, Tilehurst, Reading.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk















Iona Avenue, Tilehurst, Reading.

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.

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.



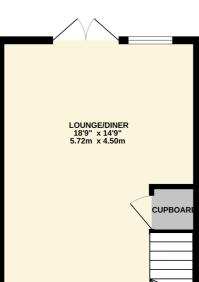


# £375,000 Freehold

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







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TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) ap Whilet every attempt has been made to ensure the accuracy of the floorplan control of doors, windows, norms and any other terms sap approximate and to responsib omission or mis-statement. The plan is for illustrative purposes only and should normspectre multipate. The environment excession and the statement of the s

### **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.

KITCHEN 7'11" x 7'6" 2.42m x 2.28m

### **Family Bathroom**

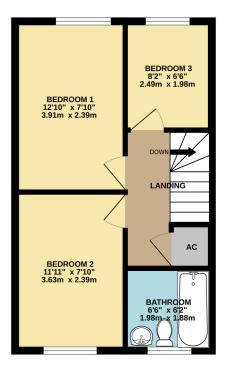
6' 6" x 6' 2" (1.98m x 1.88m) Front aspect double glazed window, low level wc, panel enclosed bath with shower, wash basin with vanity unit, heated towel rail, tiled walls.

## 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.

GROUND FLOOR 394 sq.ft. (36.6 sq.m.) approx. 1ST FLOOR 365 sq.ft. (33.9 sq.m.) approx.



ft. (70.5 sq.m.) approx. y of the floorplan contained here, measurements nate and no responsibility is taken for any error, soses only and should be used as such by any s shown have not been tested and no guarantee ncy can be given.

#### Parking

Bay parking at the from of the property.

#### **Council Tax Band**

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