



Western Road, Reading. RG1.

£315,000 Freehold

Arins Tilehurst - Offered to the market is this very well presented two double bedroom Victorian terraced home. The property is within close proximity of Reading town centre, which includes the The Oracle shopping centre and Reading train station, while being close to a local bus route and has access to various local amenities. Further accommodation includes two reception rooms, a kitchen, lean to, downstairs wc, and a first floor family bathroom. Other features include double glazed windows throughout, and an enclosed rear garden.

- Two Double Bedrooms
- Two Reception Rooms
- Downstairs WC
- First Floor Bathroom
- Enclosed Rear Garden
- Close to Reading Town Centre
- Double Glazed Windows
- Ideal for First Time Buyers
- Potential To Extend / Loft Conversion STPP



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. Made with Motivity 2012

Property Description

Ground Floor

Lounge

10' 11" x 9' 11" (3.33m x 3.02m) Front aspect double glazed sash window, wooden flooring, electric radiator, telephone point.

Dining Room

10' 11" x 10' 3" (3.33m x 3.12m) Wooden flooring, electric radiator, French doors into lean to.

Kitchen

9' 6" x 5' 6" (2.90m x 1.68m) Range of base and eye level units, single sink with drainer, side aspect double glazed window, space for white goods, tiled flooring and partly tiled walls, extractor fan.

Lean To

12' 1" x 5' 1" (3.68m x 1.55m) Wooden flooring, French doors into rear garden, access to downstairs WC.

Cloakroom

5' 5" x 2' 8" (1.65m x 0.81m) Low level WC, wash basin, tiled flooring, home to boiler.

First Floor

Landing

Access to both double bedrooms.

Bedroom One

10' 11" x 10' 4" (3.33m x 3.15m) Rear aspect double glazed sash window, electric radiator, built in storage

with loft access to fully boarded loft space.

Ensuite Bathroom

9' 0" x 4' 10" (2.74m x 1.47m) Side aspect glazed window, low level WC, pedestal wash basin, panel enclosed bath with shower, partly tiled walls, wooden flooring, extractor fan.

Bedroom Two

9' 11" x 9' 10" (3.02m x 3.00m) Front aspect double glazed sash window, two built in wardrobes.

Outdoors

Parking

Street parking available located directly out the front of property and surrounding roads.

Rear Garden

Fence enclosed rear garden measuring approximately 45ft long, patio at entrance with bricked area at rear.

Council Tax Band

