# Western Road, Reading. RG1.



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the The Oracle shopping centre and Reading train station, while being close to a local bus route and garden.

ulars, 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 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 teste ne services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approx employment has the authority to make or give any representation or warranty in respect of the property.





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Arins Tilehurst - Offered to the market is this very

proximity of Reading town centre, which includes

well presented two double bedroom Victorian

terraced home. The property is within close

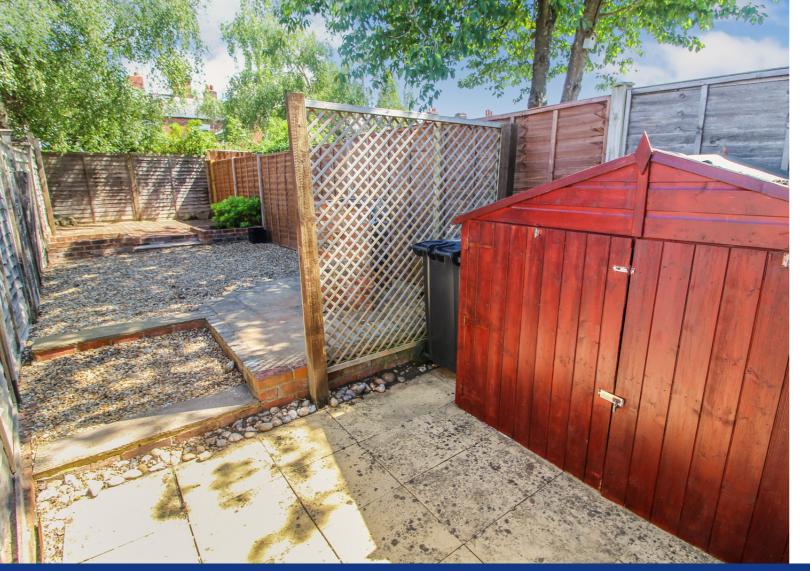
has access to various local amenities. Further accommodation includes two reception rooms, a kitchen, lean to, downstairs wc, and a first floor family bathroom. Other features include double glazed windows throughout, and an enclosed rear

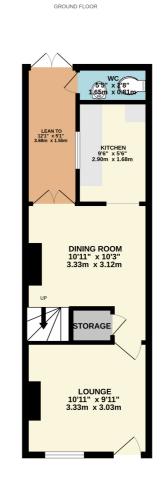


# £315,000 Freehold

- 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







# **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.

1ST FLOOP





#### **Rear Garden**

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

#### **Council Tax Band**

