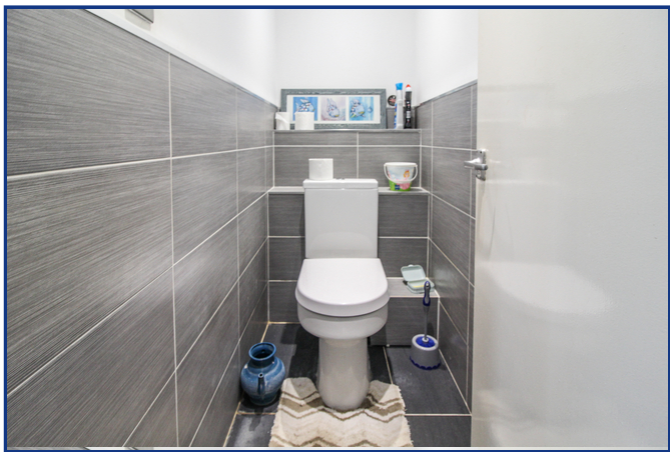


34 Petworth Court, Bath Road, Reading,
Berkshire.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
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34 Petworth Court, Bath Road, Reading,
Berkshire.

£275,000 Leasehold

Offered to the market with no onward chain complications is this three bedroom, split level, second floor apartment. The property is close to Reading west train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway. The property comprises of a lounge diner with a private balcony, and a kitchen on the first floor, followed by three double bedrooms and a refitted bathroom with seperate wc on the second floor. Other features include gas central heating and double glazed windows.

- Three Double Bedrooms
- Lounge Diner
- Refitted Bathroom
- Seperate WC
- Private Balcony
- Close to Reading Town Centre
- Close to Train Station
- No Onward Chain

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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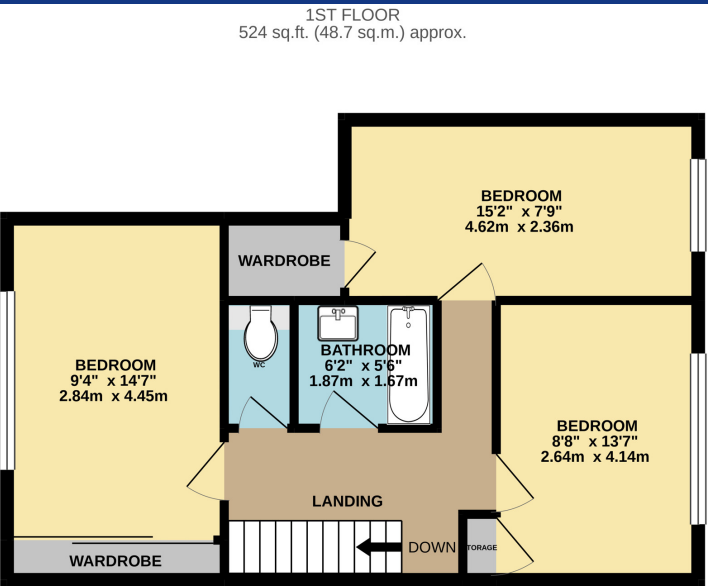
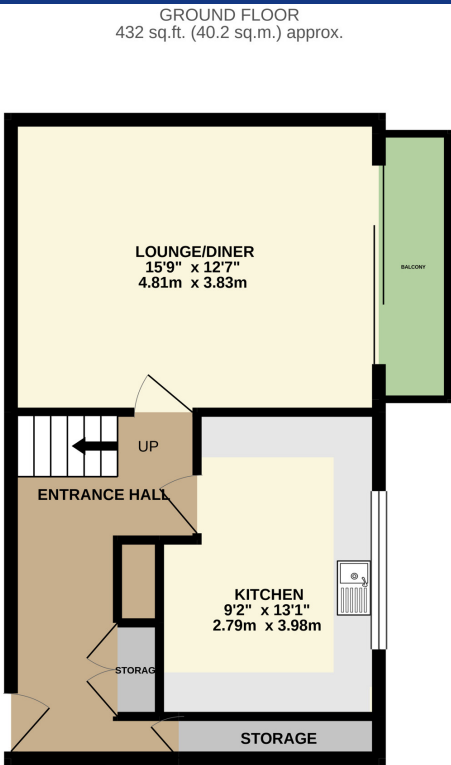


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TOTAL FLOOR AREA : 956 sq.ft. (88.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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

First Floor

Hallway

Entrance to all rooms, storage cupboards, and stairs leading to second floor.

Lounge Diner

15' 9" x 12' 7" (4.80m x 3.84m) Double radiator, television point, sliding doors leading onto private balcony.

Balcony

Kitchen

13' 1" x 9' 2" (3.99m x 2.79m) Range of base and eye level units, side aspect double glazed windows, single sink with drainer, vinyl flooring, double radiator, space for white goods.

Second Floor

Landing

Access to all second floor rooms.

Bedroom One

14' 7" x 9' 4" (4.45m x 2.84m) Side aspect double glazed windows, built in wardrobe, single radiator.

Bedroom Two

15' 2" x 7' 9" (4.62m x 2.36m) Side aspect double glazed window, single radiator, large storage cupboard.

Bedroom Three

13' 7" x 8' 8" (4.14m x 2.64m) Side aspect double glazed window, double radiator, storage cupboard.

Bathroom

6' 3" x 5' 6" (1.91m x 1.68m) Tiled flooring, heated towel rail, downlights, wash basin with vanity unit, panel enclosed bath with shower, extractor fan.

WC

6' 3" x 3' 0" (1.91m x 0.91m) Tiled flooring, low level wc, downlights.

Outside

Parking

Permit parking available for residents.

Council Tax Band

