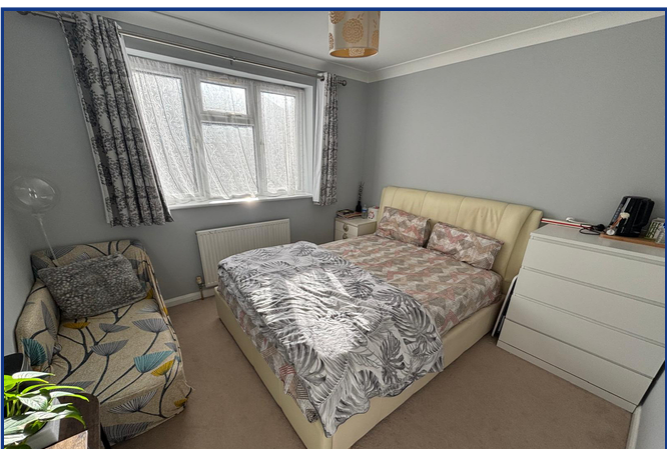


Rydal Avenue, Tilehurst, Reading, Berkshire. RG30 6XT.



4 Overdown Road
Berkshire
Reading RG31 6PR
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Rydal Avenue, Tilehurst, Reading, Berkshire.
RG30 6XT.

£1,900 pcm

Arins Property Services - Available from the 15th April is this well presented furnished three bedroom semi-detached house situated in a convenient location within Tilehurst, close to Tilehurst Train Station, Waitrose, Mcllroy Park and bus routes to central Reading nearby. The impressive accommodation comprises of an entrance hall, sitting room, open plan lounge/kitchen/diner, family bathroom and an en suite to the Master bedroom. The exterior consists of driveway parking for two cars and an enclosed rear garden with patio and lawn. The property further benefits from double glazed windows, gas central heating and a garage.

- Semi-Detached
- Driveway and Garage
- Three Bedrooms
- En-Suite to Master
- Close to Tilehurst Train Station
- Open Plan Kitchen/Lounge/Dining Room
- Furnished
- Available from the 15th April

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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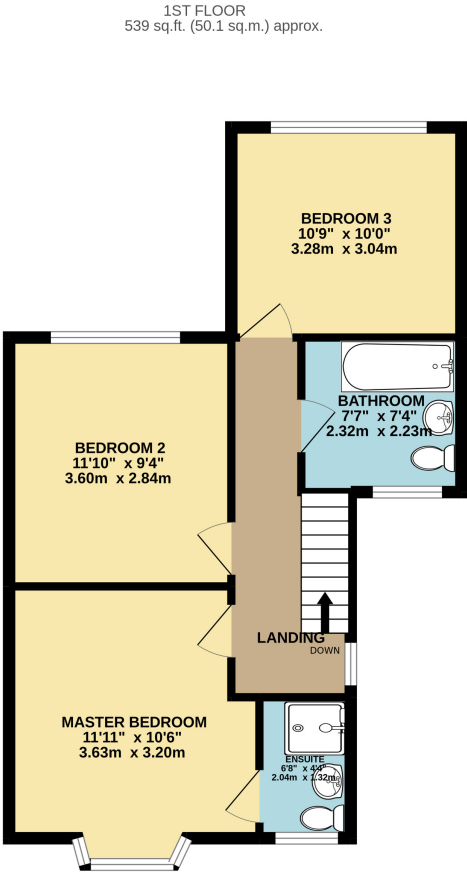
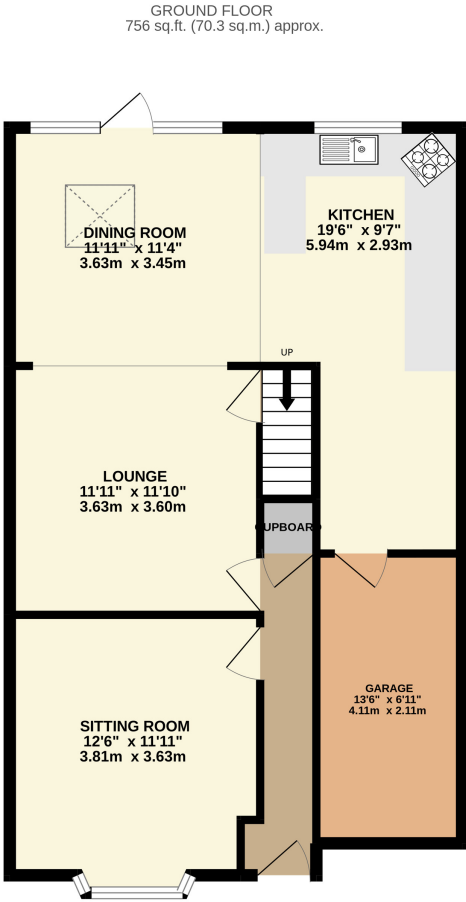


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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

Sitting Room

11' 11" x 12' 06" (3.63m x 3.81m)

Lounge

11' 11" x 11' 10" (3.63m x 3.61m)

Dining Room

9' 9" x 11' 04" (2.97m x 3.45m)

Kitchen

6' 11" x 19' 06" (2.11m x 5.94m)

Garage

6' 11" x 13' 06" (2.11m x 4.11m)

First Floor

Landing

Master Bedroom

10' 06" x 11' 11" (3.20m x 3.63m)

En Suite

4' 04" x 6' 08" (1.32m x 2.03m)

Bedroom Two

9' 04" x 11' 10" (2.84m x 3.61m)

Bedroom Three

10' 09" x 10' 0" (3.28m x 3.05m)

Family Bathroom

7' 07" x 7' 04" (2.31m x 2.24m)

Council Tax Band

D