## Wilson Road, Reading, Berkshire.



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















## Wilson Road, Reading, Berkshire.

Arins Tilehurst - Offered to the market is this well presented, extended three double bedroom end of terrace home. The property is within walking distance of various local shops and amenities, has access to various local schools, while being a reasonable distance from Reading West train station and Reading town centre. Further accommodation includes a living room, dining room, kitchen, downstairs wc, and a family bathroom. Other features include driveway parking, a detached garage, a courtyard style garden, gas central heating, and double glazed windows throughout.

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.





## £365,000 Freehold

- Three Double Bedrooms
- Living Room
- Dining Room
- Kitchen
- Downstairs WC
- Driveway Parking
- Garage
- Gas Central Heating





# GROUND FLOOR 582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sg.ft. (95.9 sg.m.) approx empt has been made to ensure the accuracy of the floorp ws, rooms and any other items are approximate and po-This plan is for illus r illustrative purposes and is and appliances shown h erability or efficiency can b and with Metropix ©2023

#### **Property Description**

#### **Ground Floor**

#### **Entrance Hall**

Single radiator, laminated wood flooring, stairs leading to first floor.

#### Living Room

13' 0" x 12' 9" (3.96m x 3.89m) French doors leading to rear garden, upright radiator, feature fire place, TV point, laminated wood flooring.

#### **Dining Room**

12' 11" x 9' 10" (3.94m x 3.00m) Front aspect double glazed window, single radiator, telephone point, feature fire place, laminated wood flooring.

#### Kitchen

14' 4" x 8' 4" (4.37m x 2.54m) Rear aspect double glazed window, door leading to garden, range of base and eye level units, single bow sink with draining board, cooker with hob and extractor hood, space for white goods, partly tiled walls, tiled floor.

#### **Downstairs WC**

5' 4" x 4' 1" (1.63m x 1.24m) Side aspect double glazed window, low level wc, pedestal wash basin, double radiator, extractor fan.

#### **First Floor**

#### Landing

Access to all first floor rooms and the loft.

#### Bedroom One

13' 1" x 9' 10" (3.99m x 3.00m) Rear aspect double glazed window, double radiator.

#### **Bedroom Two**

11' 10" x 7' 2" (3.61m x 2.18m) Front aspect double glazed window, single radiator.

#### **Bedroom Three**

8' 7" x 11' 3" (2.62m x 3.43m) Front aspect double glazed window, single radiator.

#### Family Bathroom

11' 2" x 8' 5" (3.40m x 2.57m) Rear aspect double glazed window, low level wc, wash basin with vanity unit, panel enclosed bath with shower, partly tiled walls, heated towel rail, boiler cupboard.

1ST FLOOR 450 sq.ft. (41.8 sq.m.) approx





### Outside

#### Parking

Driveway parking for one car with additional on street permit parking.

#### Garage

15' 8" x 7' 4" (4.78m x 2.24m) Side aspect windows, side door to garden, power, mechanics pit, side hinged garage door.

#### Garden

Beautifully maintained courtyard style, low maintenance rear garden that benefits from a good sized decked seating area.

#### **Council Tax Band**

D