



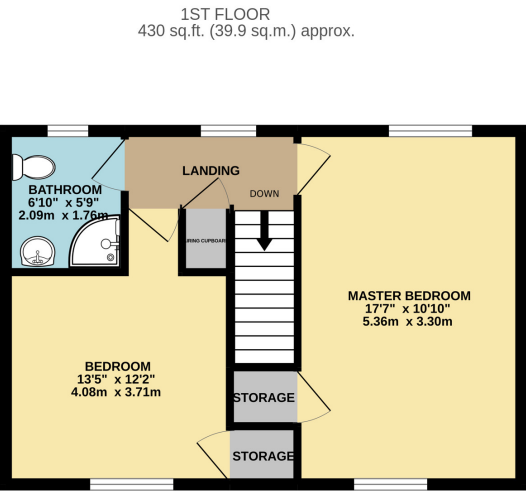
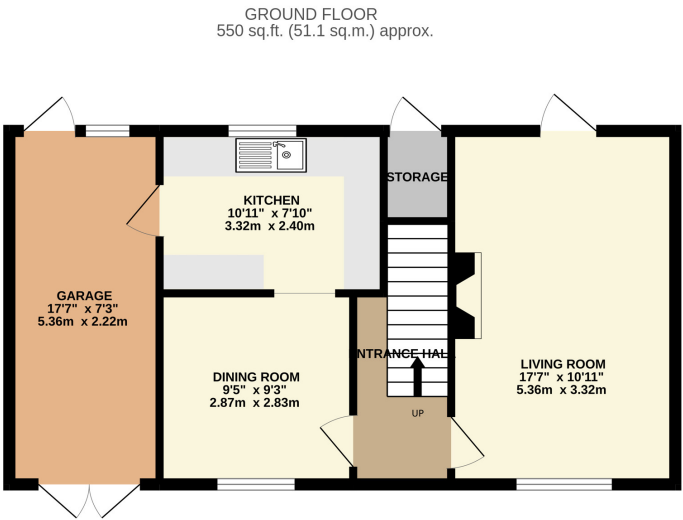
Silchester Road, Reading, Berkshire.

£350,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this two double bedroom semi detached property. The property is situated in a popular residential area, with easy access to various local amenities and shops, and is close to bus routes that leads you to Reading town centre, as well as being on the doorstep of Southcote Primary School. Further accommodation includes two reception rooms, a kitchen, and a first floor wet room. Other features includes double glazed windows, gas central heating, driveway parking, a garage, and a fantastic size rear garden.

- Two Double Bedrooms
- Two Reception Rooms
- Garage
- Driveway Parking
- Wet Room
- Enclosed Rear Garden
- Cul De Sac
- No Onward Chain





TOTAL FLOOR AREA : 979 sq.ft. (91.0 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.
Made with Metropix ©2022

Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, single radiator.

Living Room

17' 7" x 10' 11" (5.36m x 3.33m) Front aspect double glazed window, double radiator, door leading into rear garden, telephone point, television point.

Dining Room

9' 5" x 9' 3" (2.87m x 2.82m) Front aspect double glazed window, laminate wood flooring, single radiator.

Kitchen

10' 11" x 7' 7" (3.33m x 2.31m) Range of base and eye level units, rear aspect double glazed window, single sink with drainer, space for white goods, laminate wood flooring, partly tiled walls, downlights, home to boiler.

Garage

17' 7" x 7' 4" (5.36m x 2.24m) Light and power, access into rear garden, tiled flooring, space for white goods.

First Floor

Landing

Rear aspect double glazed window, airing cupboard, access to all first floor rooms.

Bedroom One

17' 7" x 10' 10" (5.36m x 3.30m) Front and rear aspect double glazed windows, television point, double radiator, built in storage cupboard.

Bedroom Two

13' 5" x 12' 2" (4.09m x 3.71m) Front aspect double glazed window, single radiator, built in storage cupboard, telephone point, loft hatch.

Wet Room

6' 10" x 5' 9" (2.08m x 1.75m) Rear aspect double glazed window, single radiator, low level wc, pedestal wash basin, walk in shower, vinyl flooring, extractor fan.

Outside

Driveway

Off road parking for multiple vehicles, good sized front lawn in addition.

Rear Garden

70ft + fence enclosed rear garden, predominantly lawn surrounded by mature shrubs and flower beds.

Council Tax Band