



Lyndhurst Road, Tilehurst, Reading.

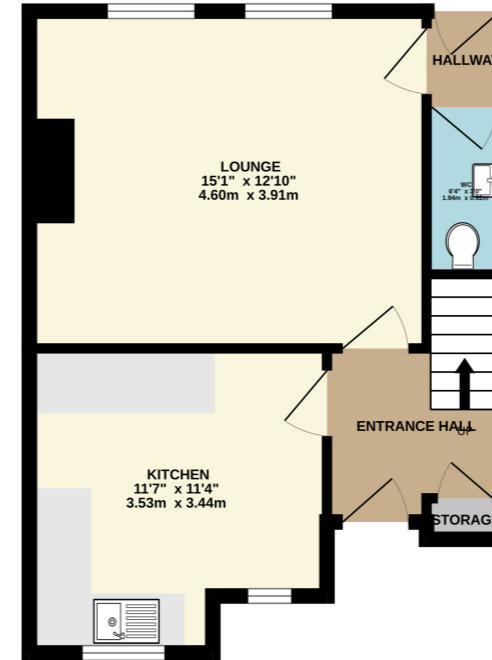
£365,000 Freehold

Arins Tilehurst - Offered to the market is this very well presented three bedroom terraced property. The property benefits from being within walking distance of Tilehurst train station, while being close to a bus route leading to Reading town, as well as having excellent access to various local shops and amenities, with the added benefit of being in touching distance from Mcllroy Park. Further accommodation includes a living area, kitchen diner, downstairs wc, and a first floor family bathroom. Other features include gas central heating, double glazed windows, and an enclosed rear garden.

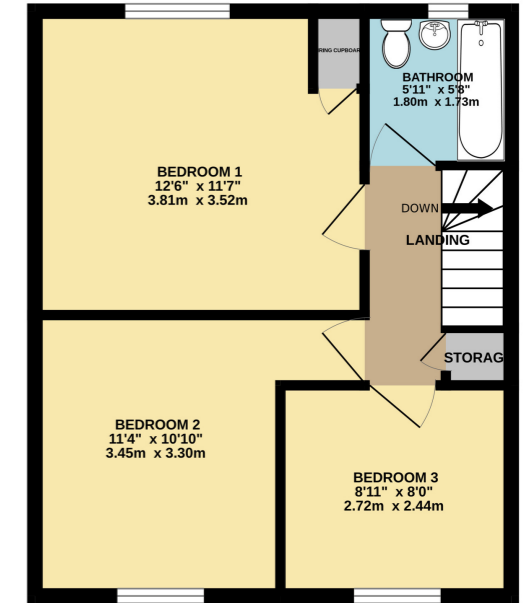
- Three Bedrooms
- Downstairs W/C
- First Floor Bathroom
- Enclosed Rear Garden
- Kitchen Diner
- Close to Tilehurst Train Station
- Gas Central Heating
- Double Glazed Windows



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



LYNDHURST ROAD
TOTAL FLOOR AREA: 796 sq.ft. (74.0 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.
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Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, double radiator, storage cupboard.

Living Room

15' 1" x 12' 10" (4.60m x 3.91m) Two rear aspect double glazed windows, laminate wood flooring, double radiator, television point.

Kitchen

11' 7" x 11' 4" (3.53m x 3.45m) Two front aspect double glazed windows, range of base and eye level units, single bowl with drainer, space for white goods, downlights, double radiator, vinyl flooring.

Cloakroom

6' 4" x 3' 0" (1.93m x 0.91m) Low level wc, wash basin with vanity unit, tiled flooring and partly tiled walls, downlight.

First Floor

Landing

Access to all first floor rooms, loft hatch, storage cupboard.

Bedroom One

12' 6" x 11' 7" (3.81m x 3.53m) Rear aspect double glazed window, television point, home to boiler, single radiator.

Bedroom Two

11' 4" x 10' 10" (3.45m x 3.30m) Front aspect double glazed window, single radiator.

Bedroom Three

8' 11" x 8' 0" (2.72m x 2.44m) Front aspect double glazed window, single radiator.

Bathroom

5' 11" x 5' 8" (1.80m x 1.73m) Rear aspect double glazed window, pedestal wash basin, low level wc, panel enclosed bath with shower, double radiator, extractor fan.

Outside

Front Garden

Lawned area with steps leading to front door.

Rear Garden

Enclosed rear garden, predominately well laid lawn with good sized shed at rear.

Council Tax Band

C

