



Battle Place, Reading, Berkshire.

£375,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications, is this well presented three bedroom end of terrace family home. The property has excellent access to Reading town centre, Reading West train station and is close to various shops and amenities including a Tesco superstore and Costa coffee shop. Further accommodation includes two reception areas, a fitted kitchen, downstairs wc, an ensuite to master, and a separate family bathroom. Other features include a water softener, gas central heating, double glazed windows, allocated parking with additional on street parking and an enclosed rear garden.

- Three Bedrooms
- Two Reception Areas
- Downstairs WC
- Ensuite To Master
- First Floor Bathroom
- Close to Public Transport Links
- Allocated Parking
- No Onward Chain







Property Description

Ground Floor

Entrance Hall

Access into living room and wc, side aspect double glazed window, telephone point.

Lounge

18' 5" x 14' 7" (5.61m x 4.45m) Front aspect double glazed window, double radiator, television point, electric fireplace, telephone point, stairs leading to first floor.

Fitted Kitchen

9' 5" x 7' 6" (2.87m x 2.29m) Rear aspect double glazed window, range of base and eye level units, one and a half bowl with drainer, electric hob with extractor and single oven, built in fridge freezer, space for white goods, downlights, tiled flooring.

Dining Room

9' 5" x 6' 9" (2.87m x 2.06m) Tiled flooring, French doors leading into rear garden, double radiator, understairs storage.

Downstairs WC

7' 1" x 2' 8" (2.16m x 0.81m) Front aspect double glazed window, low level wc, wash basin, small double radiator.

First Floor

Landing

Access to all first floor rooms, loft hatch with drop down ladder to fully boarded loft, double radiator, airing cupboard.

Bedroom One

13' 8" x 8' 0" (4.17m x 2.44m) Front aspect double glazed window, double radiator, television point.

Ensuite

8' 0" x 4' 5" (2.44m x 1.35m) Tiled flooring, low level wc, pedestal wash basin, shower, heated towel rail, extractor fan, shaving point, downlights.

Bedroom Two

10' 9" x 8' 1" (3.28m x 2.46m) Rear aspect double glazed window, double radiator.

Bedroom Three

9' 4" x 6' 3" (2.84m x 1.91m) Front aspect double glazed window, double radiator, telephone point.

Family Bathroom

6' 2" x 5' 10" (1.88m x 1.78m) Panel enclosed bath with shower, low level wc, pedestal wash basin, tiled flooring, heated towel rail, rear aspect double glazed window, extractor fan, downlights.

Outside

Parking

Allocated parking available.

Garden

Fence enclosed rear garden, made up of patio slabs, side access to front of property.

Council Tax Band

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