

Silchester Road, Reading, Berkshire.

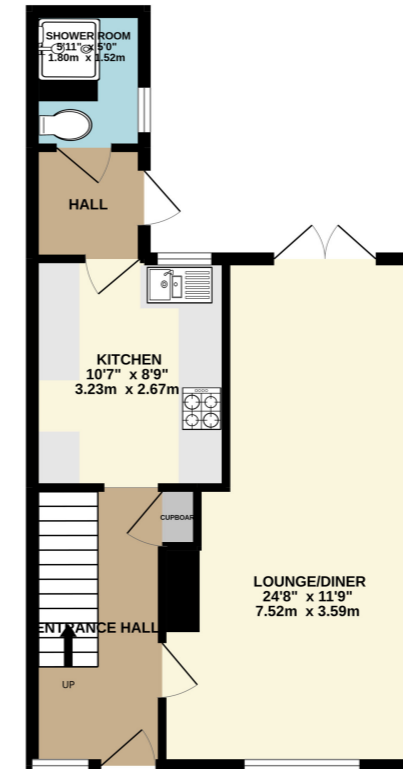
£350,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this three bedroom terraced house in need of modernisation. 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 a lounge diner, kitchen, ground floor shower room, and a first floor family bathroom. Other features include double glazed windows, gas central heating, and an enclosed rear garden.

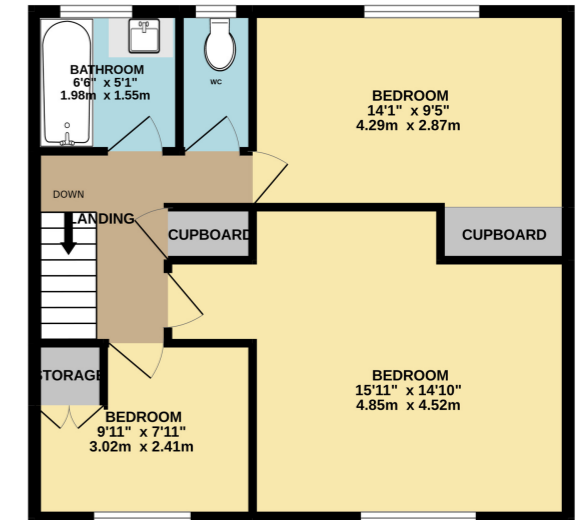
- Three Bedrooms
- Lounge Diner
- Downstairs Shower Room
- First Floor Bathroom
- Enclosed Rear Garden
- Double Glazed Windows
- Close to Good Schools
- Close to Public Transport
- No Onward Chain



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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, single radiator, storage cupboard.

Lounge Diner

24' 8" x 11' 9" (7.52m x 3.58m) Front aspect double glazed window, laminate wood flooring, French doors leading into rear garden, two double radiators, telephone point.

Kitchen

10' 7" x 8' 9" (3.23m x 2.67m) Rear aspect double glazed window, range of base and eye level units, one and half sink with drainer, space for white goods, gas hob with extractor, double oven, tiled flooring.

Pantry

Access into garden and downstairs shower room.

Shower Room

5' 11" x 5' 0" (1.80m x 1.52m) Low level wc, shower, double radiator, tiled flooring, side aspect double glazed window.

First Floor

Landing

Access to all first floor rooms.

Bedroom One

15' 11" x 14' 10" (4.85m x 4.52m) Front aspect double glazed window, single radiator.

Bedroom Two

14' 1" x 9' 5" (4.29m x 2.87m) Rear aspect double glazed window, single radiator, built in storage.

Bedroom Three

9' 11" x 7' 11" (3.02m x 2.41m) Front aspect double glazed window, single radiator, storage cupboard.

Bathroom

6' 6" x 5' 1" (1.98m x 1.55m) Rear aspect double glazed window, enclosed bath with shower, wash basin with vanity unit.

WC

Low level wc.

Outside

Front Garden

Good sized lawn out front of property, side access into rear garden.

Rear Garden

Enclosed rear garden, patio initially with steps up to good sized lawn.

Council Tax Band