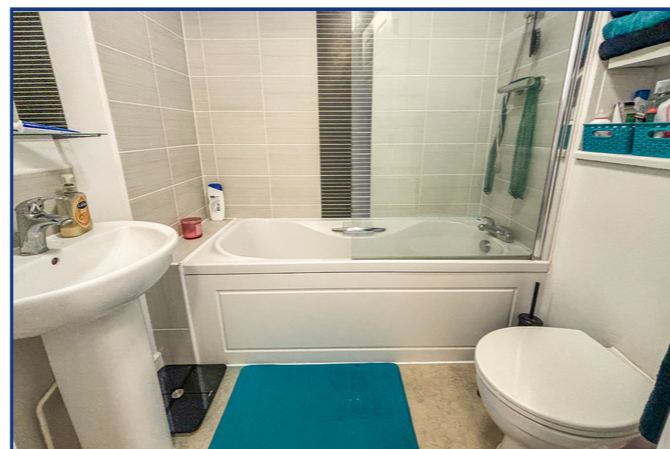




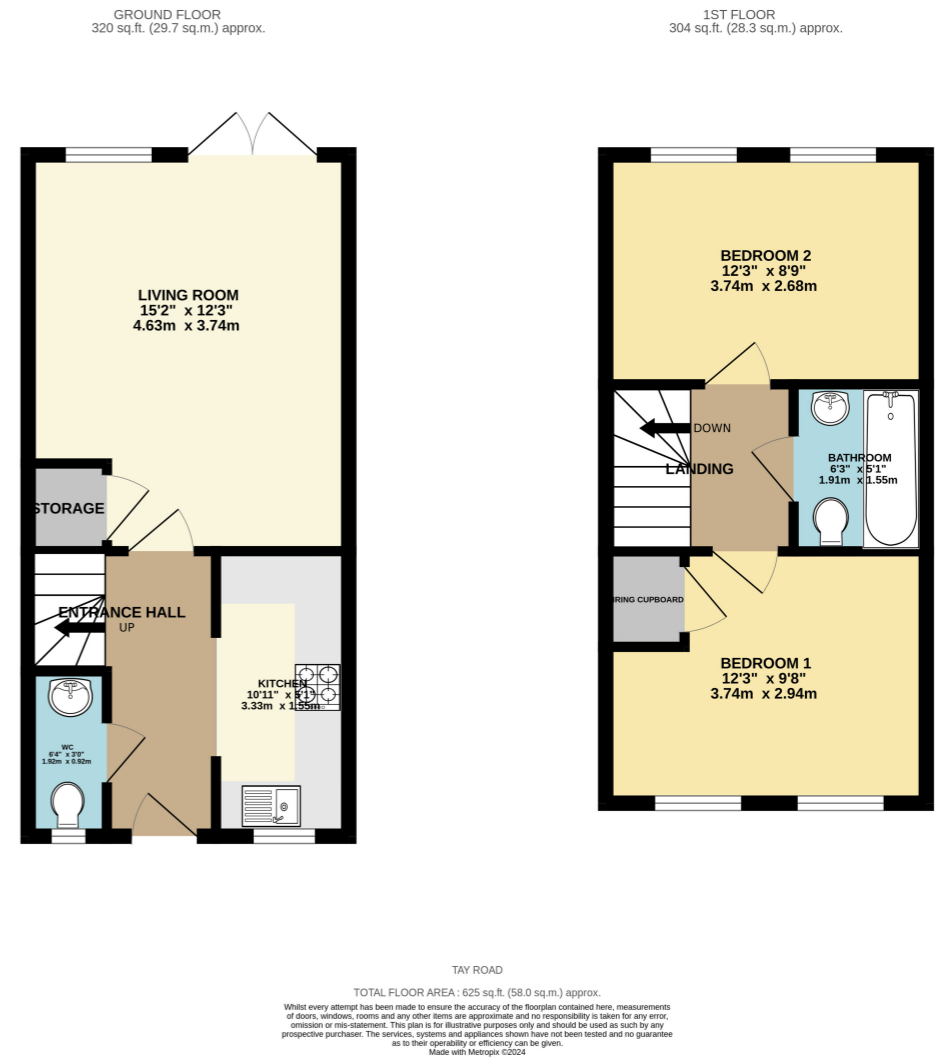
Tay Road, Tilehurst, Reading, Berkshire.

£310,000 Freehold



Arins Tilehurst - Offered to the market is this very well presented two bedroom mid terrace home. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school and Prospect Park, while having good access to various local shops and amenities. Further accommodation includes a lounge diner, modern kitchen, a downstairs wc, and a separate first floor bathroom. Other features include double glazed windows, solar panels, parking bays, and an enclosed rear garden.

- Two Double Bedrooms
- Lounge Diner
- Downstairs W/C
- Enclosed Rear Garden
- Solar Panels
- Close to Public Transport
- Close to Good Schools
- Modern Interior



**Property Description**

**Ground Floor**

**Entrance Hall**

Laminate wood flooring, double radiator, stairs leading to first floor.

**Lounge Diner**

15' 2" x 12' 3" (4.62m x 3.73m) Laminate wood flooring, rear aspect double glazed window, French doors into rear garden, double radiator, television point, understairs storage.

**Kitchen**

10' 11" x 5' 1" (3.33m x 1.55m) Front aspect double glazed window, range of base and eye level units, single bowl with drainer, gas hob with extractor hood and built in single oven, built in fridge freezer, space for washing machine, home to boiler, downlights.

**Cloakroom**

6' 4" x 3' 0" (1.93m x 0.91m) Front aspect double glazed window, low level wc, pedestal wash basin, single radiator, vinyl flooring, extractor fan.

**First Floor**

**Landing**

Access to all first floor rooms, loft hatch.

**Bedroom One**

12' 3" x 9' 8" (3.73m x 2.95m) Two front aspect double glazed windows, single radiator, airing cupboard.

**Bedroom Two**

12' 3" x 8' 9" (3.73m x 2.67m) Two rear aspect double glazed windows, double radiator, television point.

**Bathroom**

6' 3" x 5' 1" (1.91m x 1.55m) Low level wc, pedestal wash basin, panel enclosed bath with shower, vinyl flooring, extractor fan.

**Outside**

**Parking**

Parking bays located directly out front of property.

**Rear Garden**

Fence enclosed rear garden with slabbed patio area, steps leading up to lawn with composite decked area at rear.

**Council Tax Band**

C