

Cranbury Road, Reading, Berkshire.

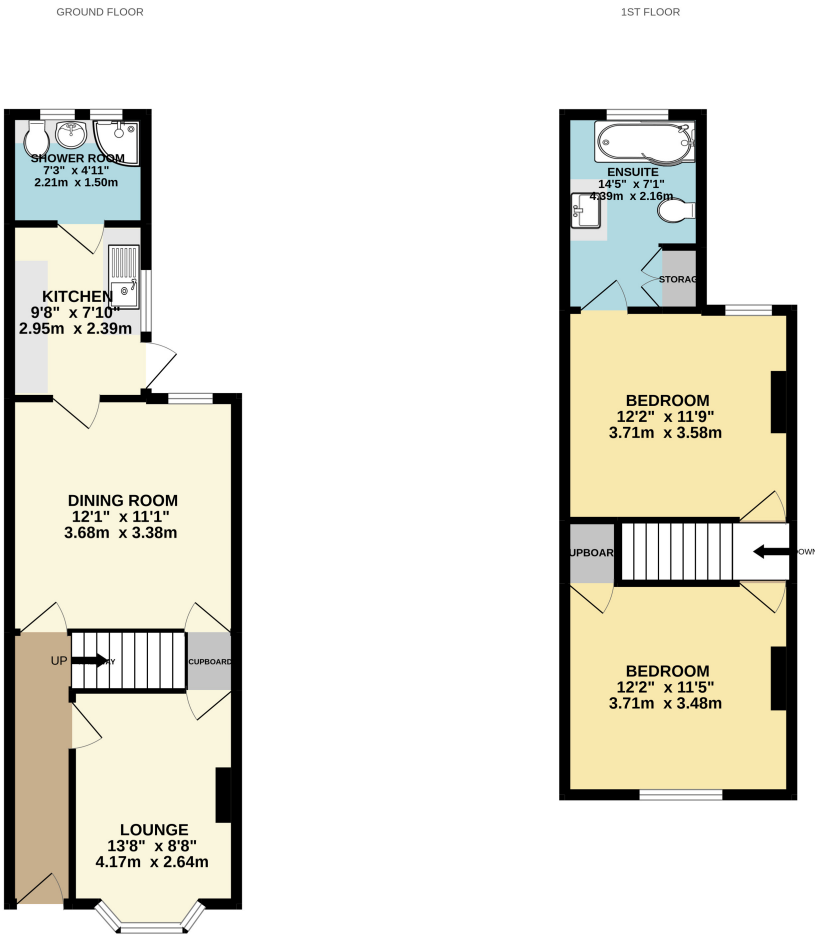
£325,000 Freehold

Arins Tilehurst - Offered to the market is this very well presented two double bedroom Victorian terrace property. The property is within walking distance of Reading West train station, while being close to Reading town centre and has excellent access to various local shops and amenities, as well as being round the corner from Prospect Park. Further accommodation includes two separate reception rooms, a refitted kitchen, downstairs shower room, and a beautiful refitted ensuite. Other features include gas central heating, double glazed windows, and an enclosed rear garden. General maintenance and renovation work, such as a new staircase, has recently been carried out to make sure that the property is ready to move into.

- Two Double Bedrooms
- Two Reception Rooms
- Downstairs Shower Room
- Refitted Kitchen
- Ensuite To Master
- Enclosed Rear Garden
- Close to Reading Town Centre
- Double Glazed Windows







Property Description

Ground Floor

Entrance Hall

Single radiator, recently replaced stairs leading to first floor.

Living Room

13' 8" x 8' 8" (4.17m x 2.64m) Front aspect double glazed bay fronted window, television point, wooden flooring, understairs cupboard, double radiator, telephone point.

Dining Room

12' 2" x 11' 1" (3.71m x 3.38m) Rear aspect double glazed window, wooden flooring, double radiator, understairs storage.

Kitchen

9' 8" x 7' 10" (2.95m x 2.39m) Side aspect double glazed window, tiled flooring, double radiator, range of base and eye level units, space for white goods, one and a half sink with drainer, space for oven with extractor hood in place, home to boiler.

Shower Room

7' 3" x 4' 11" (2.21m x 1.50m) Two rear aspect double glazed windows, tiled flooring and walls, heated towel rail, shower, low level wc, wash basin with vanity unit, downlights, extractor fan.

First Floor

Landing

Access to both double bedrooms.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m) Rear aspect double glazed window, double radiator, access into ensuite.

Ensuite

14' 5" x 7' 1" (4.39m x 2.16m) Rear aspect double glazed window, tiled flooring, low level wc, panel enclosed bath with shower, wash basin with vanity unit, heated towel rail, downlights, extractor fan, airing cupboard.

Bedroom Two

12' 2" x 11' 5" (3.71m x 3.48m) Front aspect double glazed window, double radiator, storage cupboard, loft hatch.

Outside

Rear Garden

Enclosed rear garden comprising of three sections, a patio area, leading onto a lawn, with a decked area at rear.

Council Tax Band

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