



Shaftesbury Road, Reading, Berkshire.

£335,000 Freehold

**\*SALE AGREED PRIOR TO ONLINE MARKETING!\***  
Arins Tilehurst - Offered to the market with NO ONWARD CHAIN is this well presented three bedroom Victorian mid terrace set up in a 2+1 layout. The property is a short distance to Reading West train station, while having good access to Reading town centre, and excellent access to various other local shops and amenities. Further accommodation includes a living room, dining room, extended kitchen, and a downstairs bathroom. Other features include a beautiful landscaped rear garden, gas central heating, double glazed windows throughout, and a condensation reducing ventilation system.

- NO ONWARD CHAIN
- 2+1 Bedrooms
- Living Room
- Dining Room
- Extended Kitchen
- Refitted Bathroom
- Enclosed Rear Garden
- Close to Public Transport Links



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.  
Mortgage Mortgage Finance

## Property Description

### Ground Floor

#### Living Room

12' 8" x 12' 2" (3.86m x 3.71m) Front aspect double glazed bay windows with shutters, two double radiators, laminated wood flooring, TV point, telephone point.

#### Dining Room

12' 11" x 12' 1" (3.94m x 3.68m) Rear aspect double glazed window, under stairs cupboard, double radiator, single radiator.

#### Kitchen

16' 3" x 7' 6" (4.95m x 2.29m) Two side aspect double glazed windows, door leading to garden, range of base and eye level units, space for

whitegoods, range style cooker with five point electric hob and extractor fan, programmable under-floor heating, integrated dishwasher, solid-oak work tops, 1.5 bowl sink with draining board, tiled floor and partly tiled walls.

#### Bathroom

7' 2" x 6' 0" (2.18m x 1.83m) Rear aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, heated towel rail, tiled floor and walls, extractor fan.

### First Floor

#### Bedroom One

12' 2" x 9' 11" (3.71m x 3.02m) Rear aspect double glazed window, built in wardrobe, single

radiator, access to third bedroom.

#### Bedroom Two

12' 2" x 10' 7" (3.71m x 3.23m) Two front aspect double glazed windows, single radiator.

#### Bedroom Three

8' 4" x 6' 3" (2.54m x 1.91m) Rear aspect double glazed window, boiler cupboard, laminated wood flooring.

### Outside

#### Rear Garden

Beautiful enclosed rear garden comprising of a small gravel area to the side of the property, perfect for storage. This leads to a patioed seating

area to the back of the property which opens onto a well-proportioned lawn with a gravel path guiding you to an additional seating and outdoor dining area at the rear.

#### Parking

Permit free, on street parking available.

#### Council Tax Band

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