



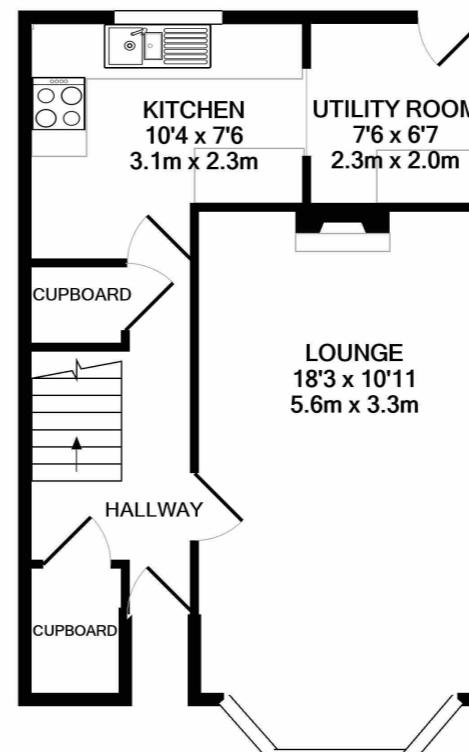
Bramshaw Road, Tilehurst, Reading.

£300,000 Freehold

Offered to the market is this three bedroom end of terrace home. The property is within walking distance of Tilehurst train station, while being close to Waitrose supermarket, a bus route leading to Reading town centre, and has excellent access to various local shops and amenities. Further accommodation includes a lounge, kitchen, utility, and a first floor bathroom. Other features include gas central heating, double glazed windows, driveway parking with side access into an enclosed rear garden.

- Three Bedrooms
- Bay Fronted Window
- Driveway Parking
- Side Access into Rear Garden
- Close to Public Transport
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazed Windows



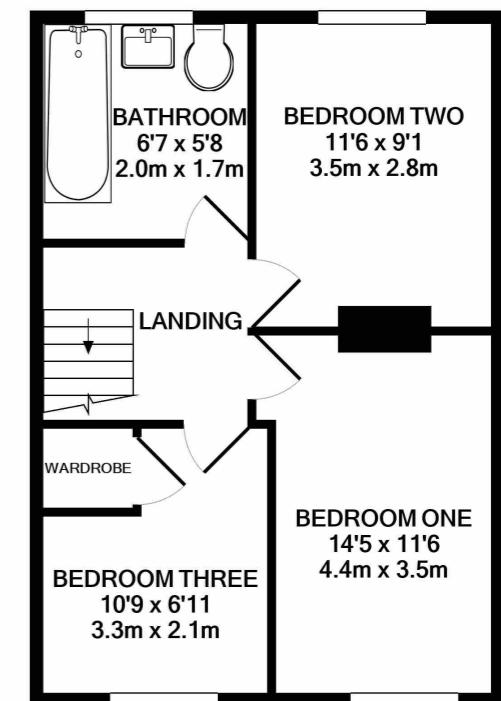


GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Hallway

Laminate wood flooring, double radiator, storage cupboard, understairs storage.

Lounge

18' 3" x 10' 11" (5.56m x 3.33m) Front aspect double glazed bay fronted windows, laminate wood flooring, double radiator, gas fireplace, television point, telephone point, alcove with spotlights.

Kitchen

10' 4" x 7' 6" (3.15m x 2.29m) Rear aspect double glazed windows, tiled flooring, partly tiled walls, range of base and eye level units, one and a half sink with drainer, gas hob with extractor hood and single oven, space for fridge freezer, space for dishwasher and washing machine, boiler.

Utility

7' 6" x 6' 7" (2.29m x 2.01m) Tiled flooring, space for tumble dryer and freezer, door leading into garden.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

14' 5" x 11' 6" (4.39m x 3.51m) Front aspect double glazed windows, double radiator, television point.

Bedroom Two

11' 6" x 9' 1" (3.51m x 2.77m) Rear aspect double glazed windows, double radiator, laminate wood flooring.

Bedroom Three

10' 9" x 6' 11" (3.28m x 2.11m) Front aspect double glazed window, double radiator, airing cupboard.

Bathroom

6' 7" x 5' 8" (2.01m x 1.73m) Rear aspect double glazed window, tiled flooring, partly tiled walls, panel enclosed bath with shower, low level wc, wash basin, extractor fan, single radiator.

Outside

Driveway

Concrete drive providing parking for 2 cars, side access into rear garden.

Rear Garden

Fence enclosed rear garden, patio area onto lawn with pond at rear and large shed.

Council Tax Band