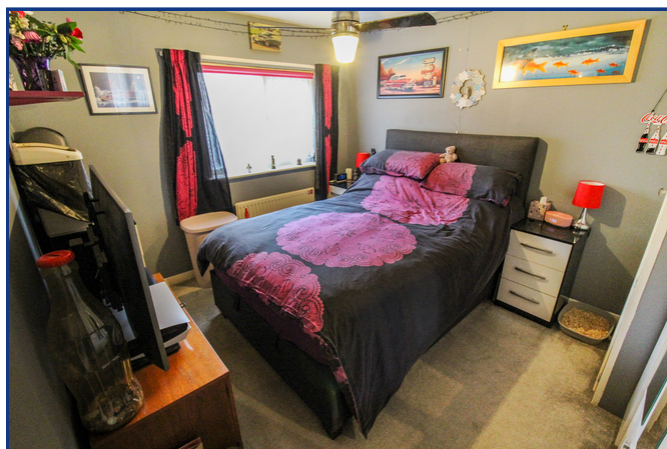


Grove Hill, Emmer Green, Reading, Berkshire. RG4 8PR.



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£1,600 pcm

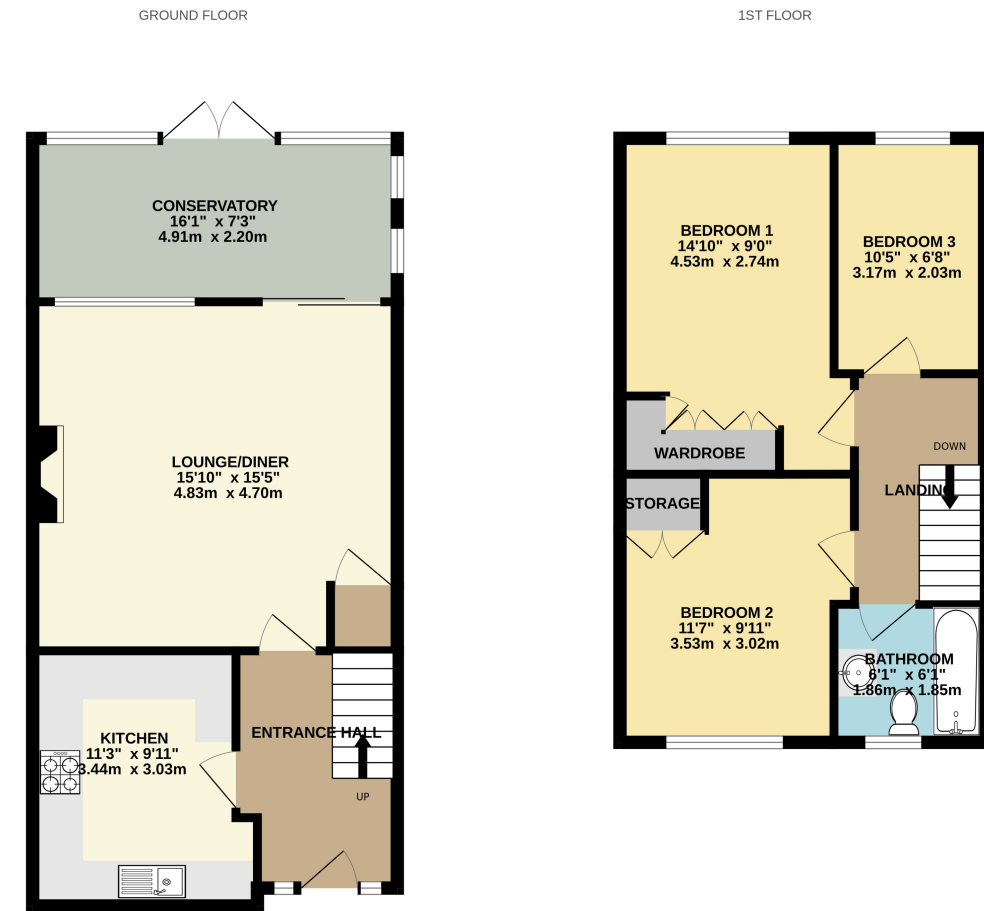
Arins - Available from the begin of September is this unfurnished well presented three bedroom end of terrace property. The property is located in a quiet cul-de-sac, being within walking distance of various local amenities, primary schools and Highdown Secondary School and Sixth Form college, as well as being close to Reading town centre. The accommodation comprises of a good sized lounge diner, kitchen breakfast room, conservatory, and a first floor refitted family bathroom. Other features include gas central heating, double glazed windows, and a well maintained enclosed rear garden.

- Three Bedrooms
- Lounge Diner
- Kitchen Breakfast Room
- Refitted Bathroom
- Conservatory
- Enclosed Rear Garden
- Quiet Location
- Double Glazed Windows

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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

Two front aspect double glazed windows, single radiator, stairs leading to first floor, access into kitchen and lounge diner.

Lounge Diner

15' 10" x 15' 5" (4.83m x 4.70m) Rear aspect double glazed window, sliding doors into conservatory, television point, double radiator, single radiator, electric feature fire place, understairs storage.

Kitchen

11' 3" x 9' 11" (3.43m x 3.02m) Front aspect double glazed window, range of base and eye level units, gas hob with extractor, built in fan oven, space for white goods, partly tiled walls, single radiator, home to boiler.

Conservatory

16' 1" x 7' 3" (4.90m x 2.21m) Rear and side aspect double glazed windows, French door leading to rear garden, double radiator.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

14' 10" x 9' 0" (4.52m x 2.74m) Rear aspect double glazed window, built in wardrobe, single radiator.

Bedroom Two

11' 7" x 9' 11" (3.53m x 3.02m) Front aspect double glazed window, built in wardrobe, single radiator.

Bedroom Three

10' 5" x 6' 8" (3.17m x 2.03m) Rear aspect double glazed window, single radiator.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m) Front aspect double glazed window, panel enclosed bath with shower, low level wc, wash basin with vanity unit, heated towel rail, tiled walls.

Outside

Rear Garden

Enclosed rear garden, with good sized lawn surfacing majority, with patio area at rear.

Council Tax Band

