



Connaught Road, Reading, Berkshire.

£275,000 Freehold



Arins Tilehurst - Offered to the market with NO ONWARD CHAIN is this three bedroom mid terrace property set up in a 2+1 format. The property is within walking distance of Reading west train station, while being close to a bus route which leads to Reading town centre and has excellent access to various local shops and amenities. Further accommodation includes two separate reception rooms, a kitchen and downstairs bathroom. Other features include a private rear garden, gas central heating and double glazed windows.

- No Onward Chain
- Three Bathrooms
- 2+1 Bedroom Format
- Two Reception Rooms
- Kitchen
- Bathroom
- Close to Reading West Train Station
- Close to Reading Town Centre



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.
While 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 prices

Property Description

Ground Floor

Entrance Hall

Offers access to both reception rooms and the stairs leading to the first floor.

Reception One

9' 2" x 9' 11" (2.79m x 3.02m) Front aspect double glazed window, single radiator, telephone point.

Reception Two

12' 9" x 10' 2" (3.89m x 3.10m) Rear aspect double glazed window, feature gas fire place, single radiator, access to under stair storage.

Kitchen

6' 0" x 11' 4" (1.83m x 3.45m) Side aspect double glazed window, door leading to rear garden, range of base and eye level units, single bowl sink with draining board, space for cooker, space for fridge freezer, space for washing machine, boiler, double radiator.

Family Bathroom

6' 5" x 6' 0" (1.96m x 1.83m) Two rear aspect windows, electric shower, low level wc, pedestal wash basin, panel enclosed bath, double radiator, tiled walls.

First Floor

Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m) Rear aspect double glazed window, double radiator, access to bedroom three.

Bedroom Two

12' 7" x 9' 11" (3.84m x 3.02m) Two front aspect double glazed windows, double radiator, built in wardrobe.

Bedroom Three

6' 0" x 11' 6" (1.83m x 3.51m) Rear aspect double glazed window, single radiator.

Outside

Garden

Good size rear garden that comprises of a patio to the rear of the property that leads onto the lawn. There is one garden shed at the rear of the garden.

Parking

On street permit parking.

Council Tax Band

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