



Elvaston Way, Reading, Berkshire.

£365,000 Freehold

Arins Property Services - Offered to the market is this well presented three bedroom terraced property. The property is within walking distance of English Martyrs primary school, is close to a bus route leading to Reading town centre, while has access to various local shops and amenities. Further accommodation includes a lounge, a kitchen diner, and a first floor family bathroom. Other features include gas central heating, double glazed windows, allocated parking, and a single garage located to the rear of garden.

- Three Bedrooms
- Kitchen Diner
- First Floor Bathroom
- Allocated Parking
- Single Garage
- Enclosed Rear Garden
- Close to Public Transport Links
- Close to Good Schools



ELVASTON WAY
 TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.
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

Porch

Laminate wood flooring, side aspect double glazed window, access into living room.

Living Room

16' 4" x 15' 5" (4.98m x 4.70m) Front aspect double glazed window, double radiator, single radiator, television point.

Kitchen Diner

15' 4" x 13' 1" (4.67m x 3.99m) Rear aspect double glazed window, laminate wood flooring, double radiator, sliding doors into rear garden, single door into garden, range of base and eye level units, single bowl with drainer, gas hob with extractor and oven, space for white goods, downlights.

First Floor

Landing

Access to all first floor rooms, loft hatch to fully boarded loft.

Bedroom One

14' 9" x 9' 1" (4.50m x 2.77m) Front aspect double glazed window, laminate wood flooring, single radiator, built in wardrobe, television point.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m) Rear aspect double glazed window, laminate wood flooring, single radiator.

Bedroom Three

10' 9" x 6' 1" (3.28m x 1.85m) Front aspect double glazed window, laminate wood flooring, single radiator.

Bathroom

7' 11" x 5' 10" (2.41m x 1.78m) Rear aspect double glazed window, panel enclosed bath with shower, low level wc, pedestal wash basin, heated towel rail, vinyl flooring, downlights.

Outside

Parking

Allocated parking space located at rear of property.

Rear Garden

Fence enclosed rear garden, decked area leading onto artificial grass, access into garage and allocated parking space at rear.

Garage

Single garage located to the rear of garden, up and over door, has light and power.

Council Tax Band

C