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Tay Road, Tilehurst, Reading.

£300,000 Freehold

Offered to the market is this extremely well presented two bedroom mid terrace home. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school and Prospect Park, while having good access to various local shops and amenities. Further accommodation includes a lounge dining room, refitted kitchen, a downstairs WC, and a separate first floor bathroom. Other features include double glazed windows, solar panel heating, bay parking, and an enclosed rear garden.

- Two Double Bedrooms
- Downstairs WC
- Lounge Dining Room
- Modern Kitchen
- Enclosed Rear Garden
- Solar Panels Heating / Water
- Double Glazed Windows
- Bay Parking

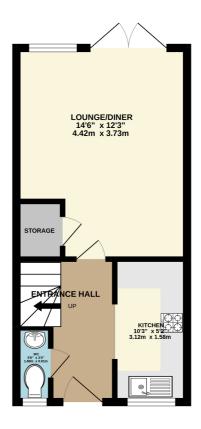




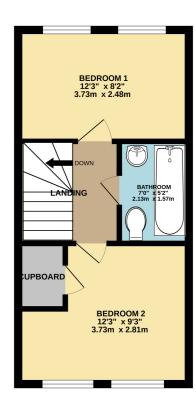




GROUND FLOOR 310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR 310 sq.ft. (28.8 sq.m.) approx



TOTAL FLOOR AREA; 621 sq.ft. (57.7 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measure of doors, withouts, crowns and any other tiens are approximate and no responsibility is taken for any omission or mis-statement. This plan is for flustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no gui

# **Property Description**

# **Ground Floor**

# Lounge / Dining Room

12' 3" x 14' 6" (3.73m x 4.42m) French doors leading to garden, rear aspect double glazed window, hidden TV point, hidden telephone point, double radiator, laminated wood flooring.

### Kitchen

5' 2" x 10' 3" (1.57m x 3.12m) Front aspect double glazed window, single bowl with draining board, gas hob with extractor hood, fan oven, space for washing machine, built in fridge freezer,

range of base and eye level units, downlights, laminated wood flooring, boiler.

## **Downstairs WC**

3' 0" x 5' 2" (0.91m x 1.57m) Front aspect double glazed window, low level WC, wash basin, extractor fan, vinyl flooring.

# **First Floor**

### **Bedroom One**

12' 3" x 8' 2" (3.73m x 2.49m) Two rear aspect double glazed windows, TV point,

double radiator.

#### **Bedroom Two**

12' 3" x 9' 3" (3.73m x 2.82m) Two front aspect double glazed windows, single radiator, airing cupboard.

# **Family Bathroom**

5' 2" x 7' 0" (1.57m x 2.13m) Panel enclosed bath with shower, low level WC, wash basin, electric towel rail, extractor fan, partly tiled walls, vinyl flooring.

### Outdoors

#### **Rear Garden**

Fence enclosed garden with a separate decking area leading down to artificial lawn, rear access.

## **Solar Panels**

# **Council Tax Band**

