



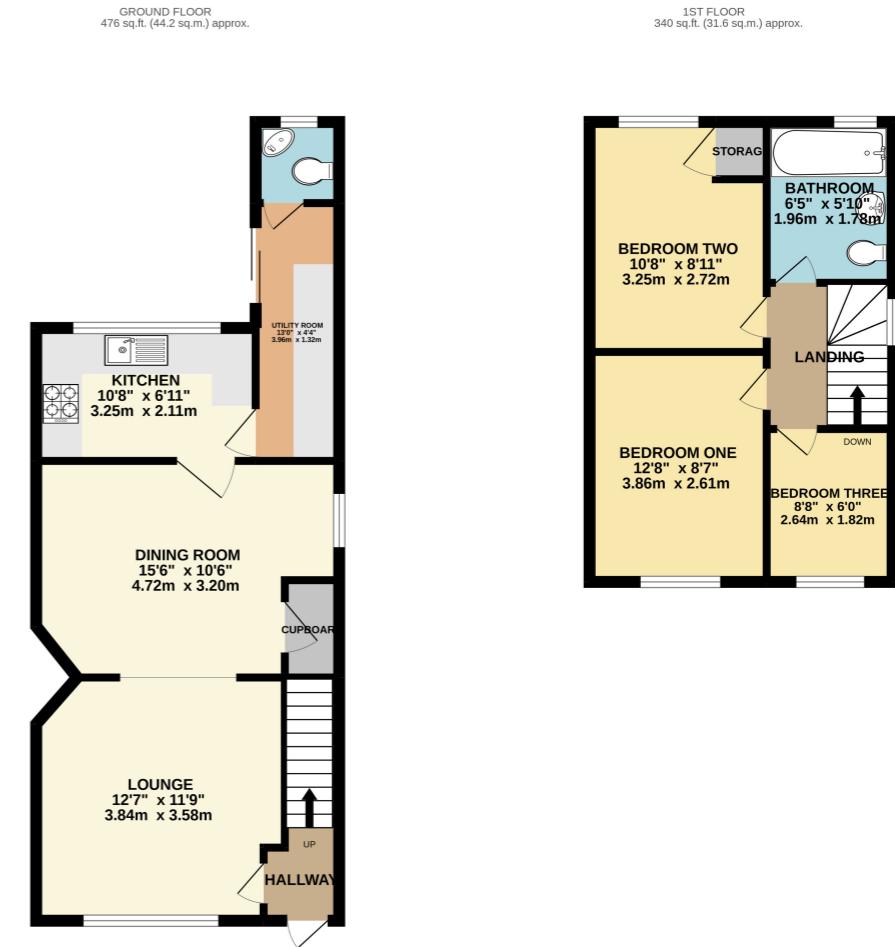
Thirlmere Avenue, Tilehurst, Reading.

£300,000 Freehold

Offered to the market with no onward chain complications is this well presented three bedroom end of terrace family home. The property benefits from being within walking distance of Tilehurst train station, while being close to a bus route leading to Reading town, as well as having excellent access to various local shops and amenities, with the added benefit of being touching distance from McIlroy Park. Further accommodation includes two reception rooms, a kitchen, and a refitted first floor family bathroom. Other features include a large enclosed rear garden, driveway parking, double glazed windows, and gas central heating.

- Three Bedrooms
- Two Reception Rooms
- Utility Room
- Downstairs WC
- Driveway Parking
- Close to Tilehurst Train Station
- Enclosed Rear Garden
- No Onward Chain





TOTAL FLOOR AREA: 816 sq.ft. (75.8 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**

**Entrance Hall**

Access into living room, stairs leading to first floor.

**Living Room**

12' 7" x 11' 9" (3.84m x 3.58m) Front aspect double glazed window, laminate wood flooring, gas fireplace.

**Dining Room**

15' 6" x 10' 6" (4.72m x 3.20m) Understairs storage, laminate wood flooring, side aspect double glazed window, large radiator.

**Kitchen**

10' 8" x 6' 11" (3.25m x 2.11m) Tiled flooring, single radiator, range of base and eye level units, single sink with drainer, gas hob with extractor hood and single oven, rear aspect double glazed window, home to boiler.

**Utility**

13' 0" x 4' 4" (3.96m x 1.32m) Space for white goods, single radiator, sliding doors into rear garden.

**Downstairs WC**

Low level wc, rear aspect double glazed window, wash basin, single radiator.

**First Floor**

**Landing**

Side aspect double glazed window, access to all first floor rooms.

**Bedroom One**

12' 8" x 8' 7" (3.86m x 2.62m) Front aspect double glazed window, single radiator.

**Bedroom Two**

10' 8" x 8' 11" (3.25m x 2.72m) Rear aspect double glazed window, single radiator, storage cupboard.

**Bedroom Three**

8' 8" x 6' 0" (2.64m x 1.83m) Front aspect double glazed window, single radiator.

**Outside**

**Driveway**

Off-road parking available for one vehicle.

**Rear Garden**

Good sized fence enclosed rear garden, pavement initially with steps leading to good sized lawn, also has side access.

**Council Tax Band**

