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61 Usk Road, Tilehurst, Reading, RG30 4HR
Price £350,000 Freehold



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Masons are proud to offer to the market this three bedroom semi-detached house, in need of some modernisation and located in Tilehurst and close to Reading town centre and mainline station. The property benefits from a spacious 21ft living/dining room with sliding doors to the garden, an 11ft kitchen breakfast room, lots of storage, an additional 8ft room ideal for home office. Further benefits include a 10ft master bedroom with built-in wardrobes, 2nd bedroom with built-in wardrobe, 3rd bedroom, a family bathroom, a separate wc, a good size rear garden and a garage in a block. Viewing recommended.

- Three Bedroom Semi-Detached
- 11ft Kitchen Breakfast Room
- NO CHAIN
- Garage in Block
- Family Bathroom
- 8ft Additional Room
- 21ft Living/Dining Room
- Large Well-Tended Garden

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Front door to entrance hall which has the stairs to the first floor and door to:

Living/dining room: 21'5" x 10'10" double glazed twin aspect with sliding doors opening to the garden. Door to:

Kitchen breakfast room: 11'10" x 8'8" double glazed rear aspect, a range of eye and base level units with roll edge tops and tiled surround, sink & drainer, space and plumbing for additional appliances and space for a table and chairs. Door to:

Outer lobby: access to a large storage room,

cupboard and door to:

Garden room: 8'2" x 6'8" would be ideal for a home office.

First floor landing has doors to:

Master bedroom: 10'10" x 10'5" double glazed front aspect, cupboard & built-in wardrobes.

Bedroom 2: 11'0" x 10'3" double glazed rear aspect, built-in wardrobe & wall mounted boiler.

Bedroom 3: 11'9" x 6'72 double glazed front aspect.

Family bathroom: double glazed rear aspect, a panel enclosed bath and wash basin.

WC: double glazed rear aspect, a low level wc.

Outside: To the rear there is a good sized & well-tended mature garden, that is mainly laid to lawn, with a variety of plants, shrubs, trees and flowers. A timber shed & summer house and a seating area, which is all enclosed by timber fencing. There is also a garage in a block.

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