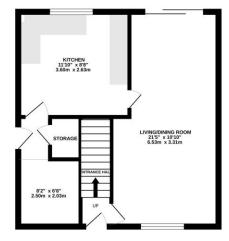
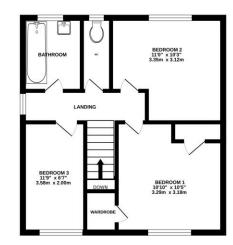


GROUND FLOOR







Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tiens 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.

















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 builtin 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
- Room

Garden

- Family Bathroom
- 21ft Living/Dining Room

Garage in Block

- 11ft Kitchen Breakfast
- Large Well-Tended
- NO CHAIN
- 8ft Additional Room







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:

Kicthen 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

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.

call us now on 0118 946 1140

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