



Bespoke
ESTATE AGENTS

63 Ash Road, Tilehurst
Guide Price £325,000



63 Ash Road

Tilehurst, Reading

Spacious 3-bed terraced house approximately 0.5 miles from Tilehurst Centre with scope for improvements. Features 21' dual aspect living room, off-road parking, enclosed rear garden, and potential for modern kitchen conversion. Offered with no onward chain complications and ideal for buyers looking to customise.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Spacious 3 Bedroom Family Home
- Scope and Potential To Improve
- Approximately 0.5 Miles to Tilehurst Centre
- 21' Dual Aspect Living Room
- Off Road Parking
- Three Well Proportioned Bedrooms
- 12' Second Reception Room
- Fitted White Bathroom Suite
- Nice Size, Enclosed Rear Garden
- No Onward Chain Complications

Entrance Hall

Access via replacement UPVC door, parquet flooring, stairs to first floor landing, door to living room, sliding doors to second reception room.

Living Room

21' 0" x 1108' 11" (6.40m x 338.00m)

Dual aspect via double glazed window to front and sliding patio doors to rear. Feature parquet flooring, door to kitchen. Feature fireplace with gas point, wall mounted electric heater.

Reception Room

12' 0" x 6' 9" (3.66m x 2.06m)

Door to inner hall, sliding doors to entrance hall, wall mounted electric heater, sliding doors to kitchen.

Kitchen

8' 8" x 8' 5" (2.64m x 2.57m)

Rear aspect window. Fitted with eye and base level units, works tops over with inset sink, space for domestic appliances. Built in understairs storage cupboard, sliding doors to second reception room.

Inner Hall

Door to lean-to

Lean-To

12' 6" x 5' 8" (3.81m x 1.73m)

A timber and glazed constructed room with double doors to rear garden, plumbing for washing machine.

First floor landing

Doors to bedrooms and bathroom, built in storage cupboard.

Bedroom One

11' 1" x 10' 6" (3.38m x 3.20m)

Front aspect via double glazed window, built in airing cupboard, further built in cupboard, wall mounted electric heater.

Bedroom Two

11' 1" x 10' 1" (3.38m x 3.07m)

Rear aspect via double glazed window over looking the garden, built in wardrobe, wall mounted electric heater.





FRONT GARDEN

Enclosed with ornamental wall and railings, double gates lead to driveway providing off road parking. Path to front door, remainder is mainly laid to lawn.

REAR GARDEN

Is a good size enclosed garden, with paved patio area, wood constructed Pergoda, remainder is mainly laid to lawn with large area to the rear, ideal for vegetable or herb garden currently in a natural state.

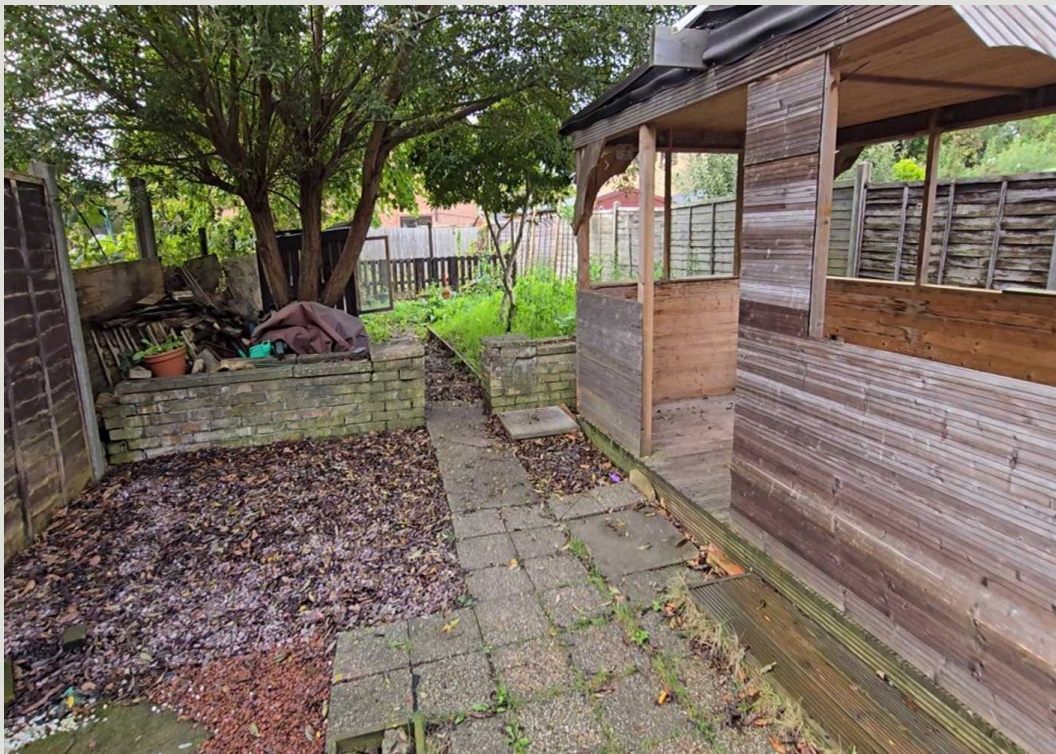
DRIVEWAY

1 Parking Space

Driveway to the front of the property, providing off road parking.







Ground Floor
Floor area 49.4 m² (532 sq.ft.)

First Floor
Floor area 42.7 m² (460 sq.ft.)

TOTAL: 92.2 m² (992 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	