



70 Vine Crescent  
Reading, RG30 3LU

Guide price £475,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

# 70 Vine Crescent

## DESCRIPTION:

VP - 360 Virtual tour.

Presented to the market is this extended four bedroom semi detached house with off road parking for several cars and located within easy access to local schools, amenities, bus routes and parks. The property comprises entrance hallway, WC, living room and an extended kitchen/dining room. On the first floor there are three bedrooms and a bathroom suite. On the second floor there is a master bedroom with an en suite. Externally there is side access to the garden and garage. The garden is enclosed and circa 70ft in length.

Council tax band - D

## SUMMARY OF ACCOMMODATION:

- FOUR BEDROOMS
- SEMI DETACHED
- DETACHED GARAGE
- 25FT KITCHEN/DINING ROOM
- 360 VIRTUAL TOUR
- THREE BATHROOMS
- OFF ROAD PARKING FOR SEVERAL CARS
- CIRCA 70FT REAR GARDEN
- DOWNSTAIRS WC

## ADDITIONAL INFO:

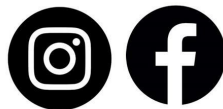
## VIEWING STRICTLY BY APPOINTMENT:

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



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