



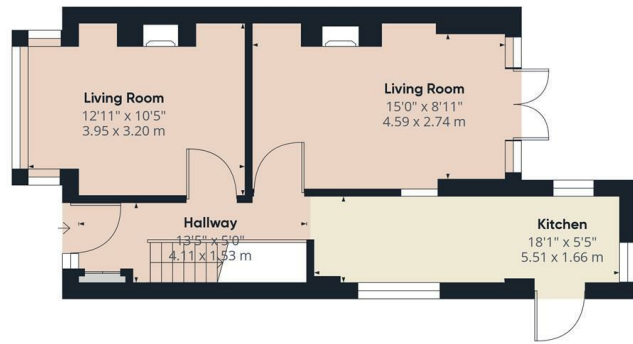
12 City Road
Tilehurst, RG31 5HB

Guide price £460,000 Freehold



VillageProperties.co.uk

12 City Road



Ground Floor



Floor 1



Approximate total area¹⁾
806.6 ft²
74.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DESCRIPTION:

VP - Presented to the market is this extended three bedroom semi detached house with off road parking and located conveniently to popular local schools, amenities and bus stops. Other benefits include being within a 5 minuet walk to Sulham woods, giving easy access to the nature available in the area.

The property comprises of an extended kitchen with a skylight and side access door, there are also two reception rooms, one with patio doors leading into the 100ft+ garden. On the first floor there are three generous size bedrooms and a bathroom suite.

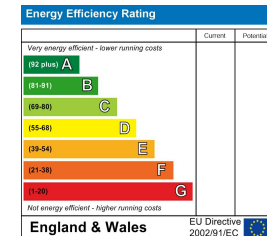
Council tax band: D (Reading)

SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- DRIVEWAY
- SIDE ACCESS
- 5 MINUETS WALK TO SULHAM WOODS
- LANDSCAPED 100FT+ GARDEN
- SEMI DETACHED
- CLOSE TO POPULAR LOCAL SCHOOLS

ADDITIONAL INFO:

1 mile to Little Heath Secondary School.
0.5 miles to Birch Copse Primary School.
1.7 miles to Tilehurst Train Station.
2 miles to M4 Junction 12



VIEWING STRICTLY BY APPOINTMENT:

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