



86 Norcot Road  
Tilehurst, RG30 6BT

£475,000 Freehold



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

# 86 Norcot Road

## DESCRIPTION:

VP - Presented to the market is this stunning three bedroom semi detached house with off road parking and within easy access to bus routes, amenities, local schools, parks and Tilehurst train station. The property comprises entrance hallway, living room, kitchen/dining room, utility/wc and garage. On the first floor there are three generous size bedrooms and a stunning bathroom suite. Externally there is parking for 3 cars and the rear garden is circa 150ft in depth.

Council tax band - C

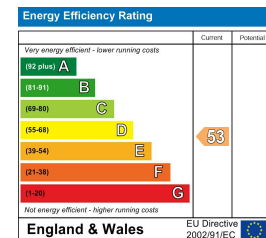
## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- OFF ROAD PARKING
- UTILITY/WC ROOM
- GARAGE
- SEMI DETACHED HOUSE
- KITCHEN/DINING ROOM
- CIRCA 150FT REAR GARDEN
- EXCELLENT CONDITION THROUGHOUT

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
 E: sales@villageproperties.org  
 W: www.villageproperties.co.uk



Ground Floor



Floor 1



### Approximate total area<sup>(1)</sup>

1085.56 ft<sup>2</sup>

100.85 m<sup>2</sup>

### Reduced headroom

16.1 ft<sup>2</sup>

1.5 m<sup>2</sup>

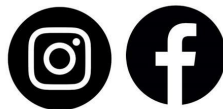
(1) Excluding balconies and terraces

□ Reduced headroom (below 1.5m/4.92ft)

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

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