

# Vp

39 Gratwicke Road  
Tilehurst, RG30 4TU

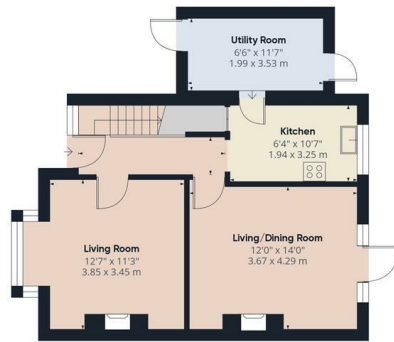
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Guide price £440,000 Freehold

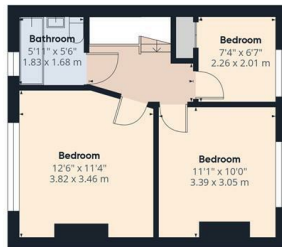


[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 39 Gratwicke Road



Ground Floor



Floor 1



Approximate total area<sup>h</sup>  
913.22 ft<sup>2</sup>  
84.84 m<sup>2</sup>

(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. Calculations are based on RICS IPMS 3C standard.

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## DESCRIPTION:

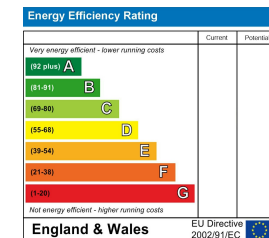
VP - Presented to the market is this three bedroom semi detached house with off road parking and circa 100ft rear garden. The property is located within excellent access to Tilehurst centre, amenities, bus routes, local schools and parks. The property comprises entrance hallway, living room, dining room, kitchen and storage room. On the first floor there are three generous size bedrooms and a refitted bathroom suite. Internal viewings are highly recommended.

Council tax band - D

## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- OFF ROAD PARKING
- SIDE ACCESS STORAGE/UTILITY
- CIRCA 100FT REAR GARDEN
- SEMI DETACHED HOUSE
- SUMMERHOUSE IN GARDEN
- TWO RECEPTION ROOMS

## ADDITIONAL INFO:



Get Social



## VIEWING STRICTLY BY APPOINTMENT:

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W: [www.villageproperties.co.uk](http://www.villageproperties.co.uk)

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