



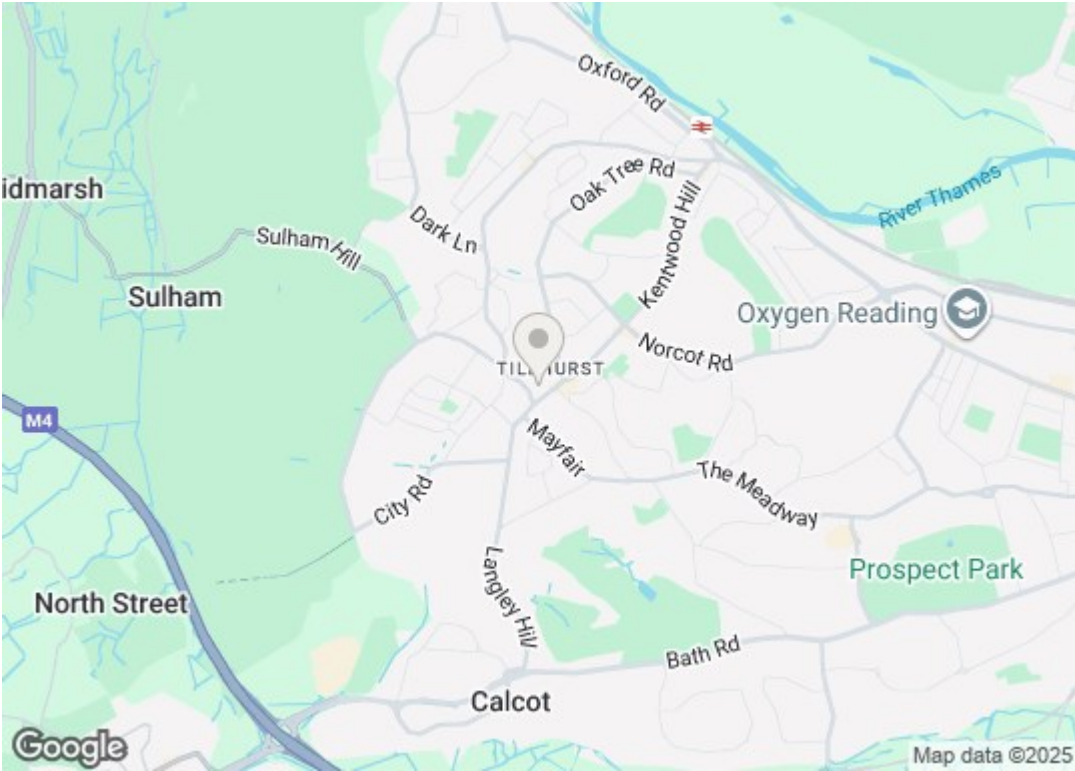
5 Downing Road, Tilehurst, RG31 5BA
£1,600 Per calendar month

- IMMACUALTE CONDITION
- 2 DOUBLE BEDROOMS
- PRIVATE LANDSCAPED REAR GARDEN
- DOWNSTAIRS WC
- REFITTED KITCHEN
- REFITTED BATHROOM

VP – Presented to the market is this immaculate mid terraced house situated in popular location.

The property is within walking distance of Tilehurst village centre, frequent bus services and local shops plus offers easy access to Tilehurst train station.

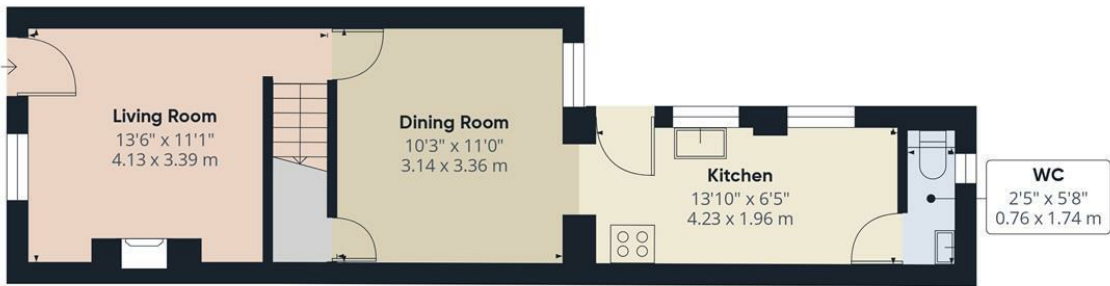
The accommodation comprises of a living room, dining room, a modern refitted kitchen, 2 double bedrooms, and a bathroom. Other benefits include an enclosed rear garden.



DIRECTIONS

ADDITIONAL INFORMATION

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



Ground Floor



Landing
2'5" x 2'7"
0.74 x 0.80 m

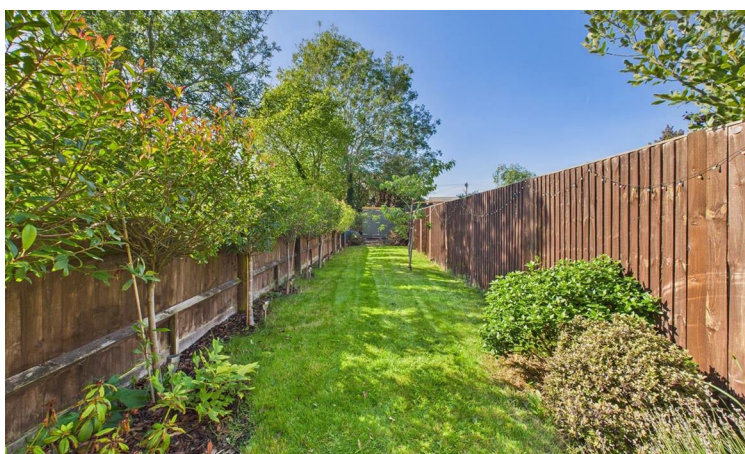
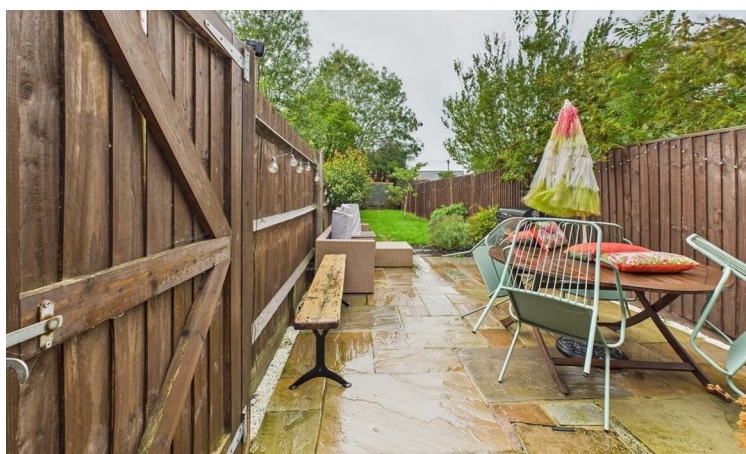
Floor 1

Approximate total area⁽¹⁾
636 ft²
59.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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