



98 Norcot Road
, RG30 6BT

Offers over £475,000 Freehold



DESCRIPTION
VP - Presented to the market is this detached house, built in 1930's and offers a perfect blend of character and modern living. The property boasts three well-proportioned bedrooms, making it an ideal family home. The spacious layout includes two inviting reception rooms, providing ample space for relaxation and entertaining.

One of the standout features of this property is the generous circa 80ft rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or even potential extensions to enhance the living space further. The house also benefits from off-road parking for up to three vehicles, ensuring convenience for you and your guests.

Situated in a prime location, this home is close to a variety of amenities, including local shops, parks, and schools, making it perfect for families. Excellent transport links are readily available, with bus routes and Tilehurst train station just a short distance away, providing easy access to the wider area.

This property is not just a house; it is a place where memories can be made. With its charming features and fantastic location, it presents a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

Council tax band - E

- SUMMARY OF ACCOMMODATION**
- DETACHED
 - THREE BEDROOMS
 - OFF ROAD PARKING
 - SUN ROOM
 - TWO RECEPTION ROOMS
 - CIRCA 80FT REAR GARDEN
 - 360 VIRTUAL TOUR

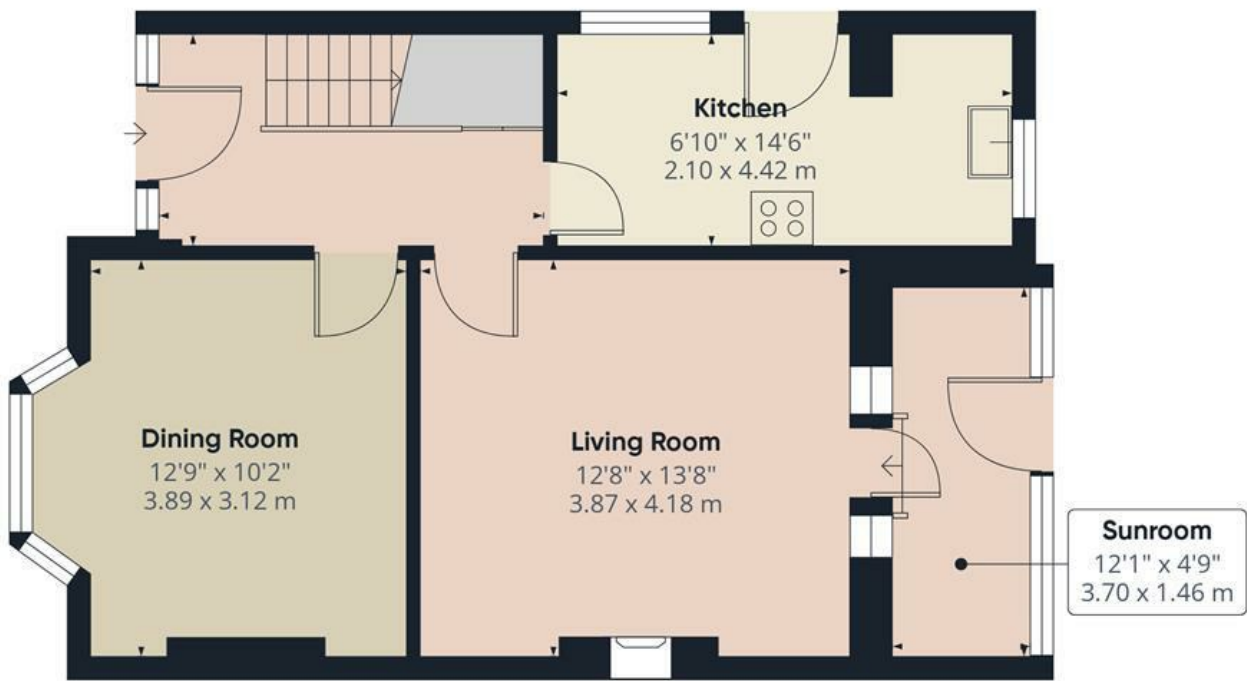
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

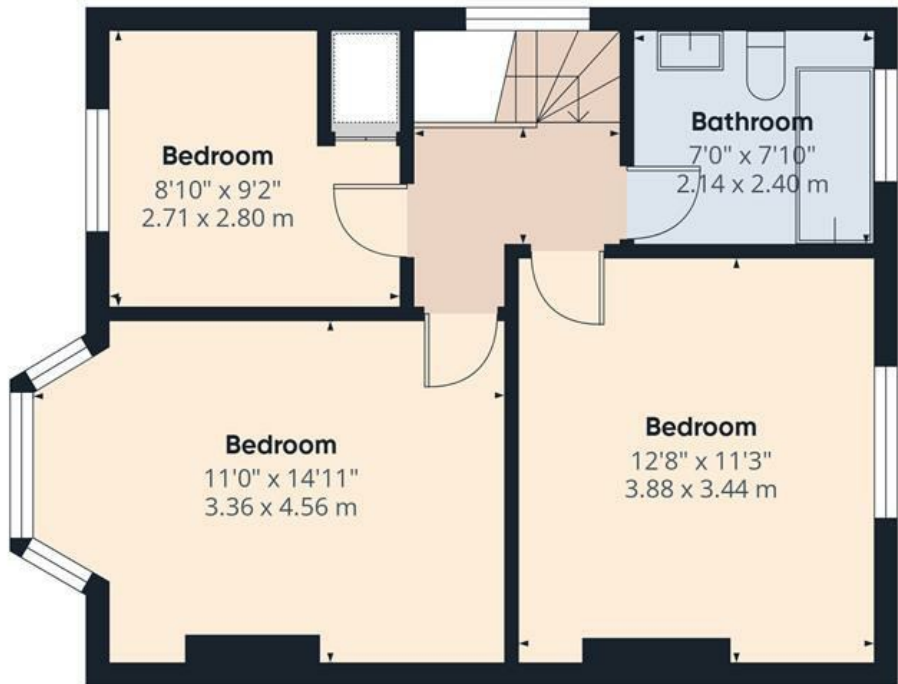
Get Social



VillageProperties.co.uk



Ground Floor



Floor 1



Approximate total area^m
1012 ft²
94.1 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