

Vp

31 Rodway Road
Tilehurst, RG30 6EH

Offers in excess of £365,000 Freehold



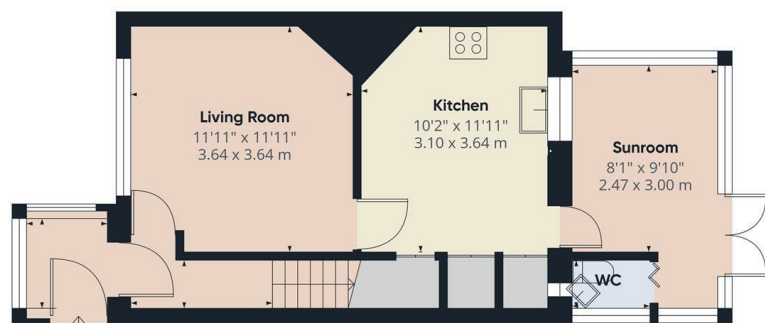
VillageProperties.co.uk

31 Rodway Road

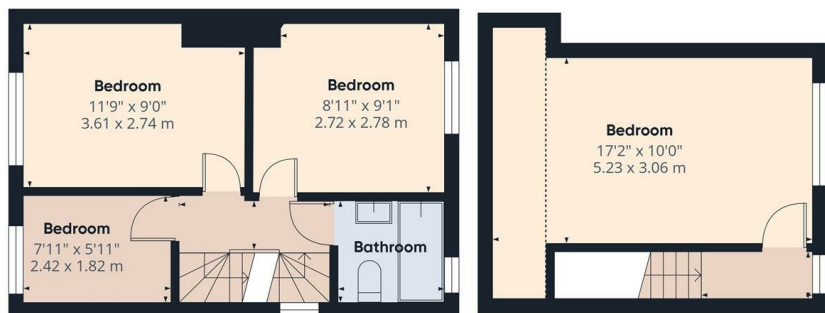
DESCRIPTION:

VP - Presented to the market is this four bedroom semi detached house located within excellent access to Tilehurst train station, local schools, amenities, bus routes and parks. The accommodation comprises entrance porch, hallway, living room, kitchen with breakfast bar and a conservatory. On the first floor there are three bedrooms and a bathroom. On the second floor you have the converted loft into a double bedroom. The rear garden is enclosed, with a patio and lawn area.

Council tax band - C



Ground Floor



Floor 1

Floor 2



Approximate total area⁽¹⁾

954 ft²
88.6 m²

Reduced headroom

39 ft²
3.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

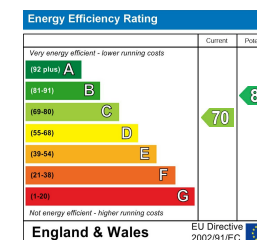
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

SUMMARY OF ACCOMMODATION:

- FOUR BEDROOMS
- ON STREET PARKING
- CONSERVATORY
- SEMI DETACHED
- DOWNSTAIRS W/C
- WALKING DISTANCE TO TILEHURST TRAIN STATION

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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