



## 68 Combe Road Tilehurst, RG30 4NE Guide price £335,000 Freehold



VP - NO ONWARD CHAIN. Presented to the market is this delightful mid-terrace house offering a perfect blend of comfort and convenience. The property features two spacious double bedrooms, making it an ideal home for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming living and dining room, which provides a versatile space for relaxation and entertaining. The well-appointed kitchen is functional and leads seamlessly to a sun room, perfect for enjoying the natural light and views of the garden. The property also boasts a well-maintained bathroom, ensuring all your essential needs are met.

Outside, the rear garden is a delightful feature, complete with an access gate for added convenience. This outdoor space is perfect for enjoying the fresh air or hosting gatherings with friends and family. Additionally, the property includes a garage located in a nearby block, providing ample storage and ease of access.

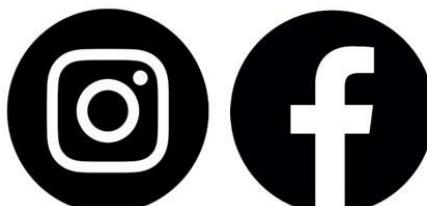
Situated on a walkway, this home offers a sense of community while still being close to local amenities and transport links. With its appealing layout and prime location, this property is a wonderful opportunity for anyone looking to settle in the vibrant area of Tilehurst. Don't miss the chance to make this charming house your new home.

Council tax band - C

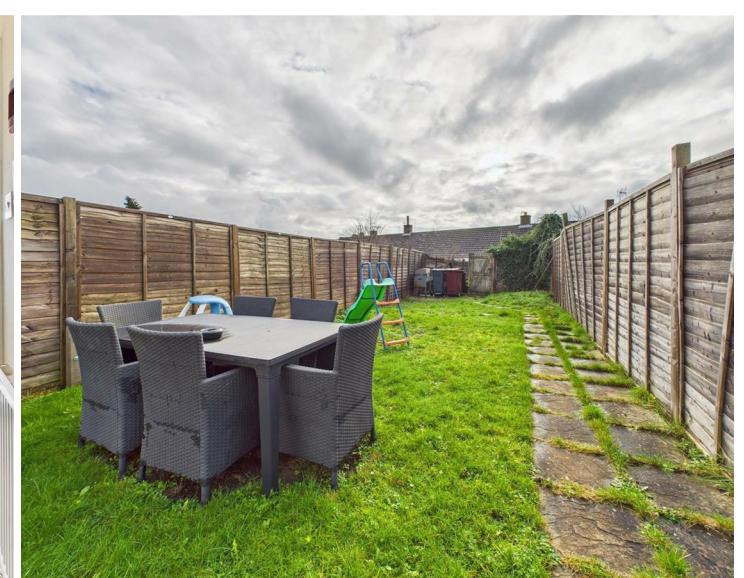
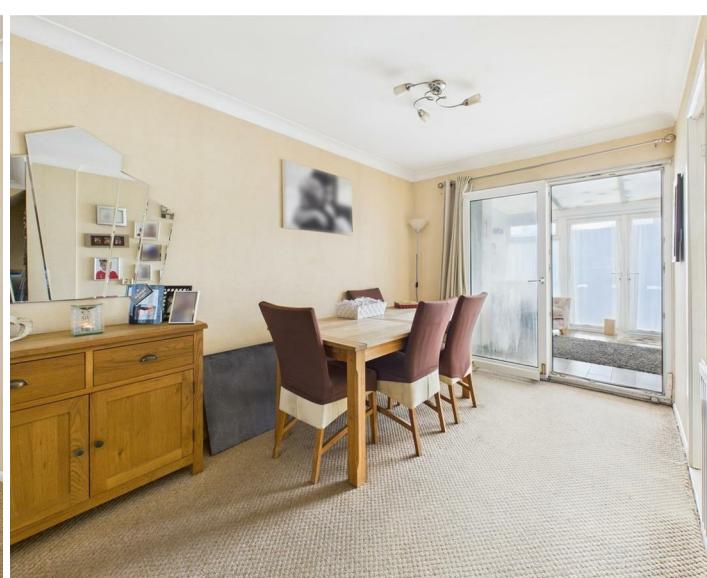
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LIVING/DINING ROOM
- SUN ROOM
- GARAGE NEARBY
- GARDEN WITH REAR ACCESS
- ON A WALKWAY
- CLOSE TO SCHOOLS



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**Vp**  
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**Approximate total area**  
761 ft<sup>2</sup>  
70.8 m<sup>2</sup>

**Reduced headroom**  
7 ft<sup>2</sup>  
0.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1