



12 Causmans Way

Tilehurst, RG31 6PG

Asking price £425,000 Freehold

VillageProperties.co.uk

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GROUND FLOOR 629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR 428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1.057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt to be been made to extent be accuracy of the hoppin contained when, measurements of doors, worksow, from and any other items are approximate and no responsibility is taken for any error. or consistent or extended to the state of the second of the sec

DESCRIPTION:

VP - Presented to the market is this very well presented three double bedroom semi detached house located in a cul de sac and within walking distance to central Tilehurst. The property comprises entrance hallway, living room, refitted kitchen/breakfast room, utility room, WC, conservatory and garage. On the first floor there are three generous size bedrooms and a refitted bathroom. The rear garden is circa 80ft in length with a decking area. The front offers ample parking. Other benefits include gas central heating, double glazing windows and circa one mile to Tilehurst train station.

SUMMARY OF ACCOMMODATION:

■ THREE DOUBLE BEDROOMS

■ UTILITY & DOWNSTAIRS WC

■ CUL DE SAC

WEST FACING GARDEN

EXCELLENT CONDITION

SEMI DETACHED

DIRECTIONS:

ADDITIONAL INFO:

				Current	Poten
(92 plus) A	st - fower runnin	g costs			
	_				
(81-91)	3				
(69-80)	C				
(55-68)	D				
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not energy efficient	- higher runnin	g costs			

VIEWING STRICTLY BY APPOINTMENT:

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