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Hardwick Road, Tilehurst, Reading

BELVOIR!

£435,000



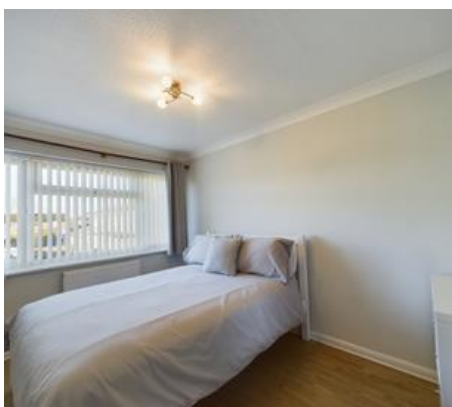
Key Features

- > Extended Three Bedroom Semi Detached Home
 - > Freehold
 - > Council Tax Band - D
 - > EPC Rating - TBC
 - > Kitchen/Dining Room
 - > Separate Utility Room
 - > Driveway & Integral Garage

Outstanding extended semi-detached home which could not be more highly recommended for internal viewing by the vendors sole selling agent.

To the ground floor the accommodation comprises of an entrance hall, utility room which has a cloakroom and study room off, a large living room with a door to a superb kitchen/dining room. To the first floor there are three spacious bedrooms and the family bathroom.

Outside to the front the driveway provides parking for two vehicles and gives access to the integral garage, whilst to the rear there is a good size landscaped garden.



Hardwick Road is well situated within easy reach of a wealth of amenities which include local shops, well regarded primary and secondary school catchments and regular bus services into Reading town centre. Tilehurst village is also close by and the M4 motorway at junction 12 is a short drive away.

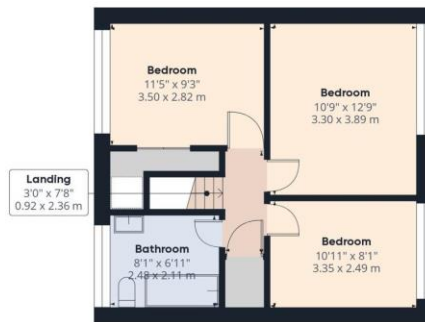
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards



Floor 0



Floor 1



Approximate total area¹⁾

1178.87 ft²
109.52 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3rd standard.

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Contact us today to arrange a viewing...

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