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Severn Way, Tilehurst, Reading

**BELVOIR!**

Guide price £330,000





### Key Features

- > Two Double Bedroom Semi Detached House
- > Freehold
- > Council Tax Band - C
- > EPC Rating - D
- > No Onward Chain
- > Driveway Parking
- > Close To Schools

Belvoir Tilehurst are pleased to offer to the market with No Onward Chain this well-proportioned semi-detached house enjoying a popular location close to Prospect Park and being within walking distance of Church End primary school and Kings Academy Prospect secondary school.

The accommodation to the ground floor comprises of an entrance hall, living room, well fitted kitchen which leads to a rear lobby and storeroom. To the first floor there are two generous double bedrooms and a family bathroom.

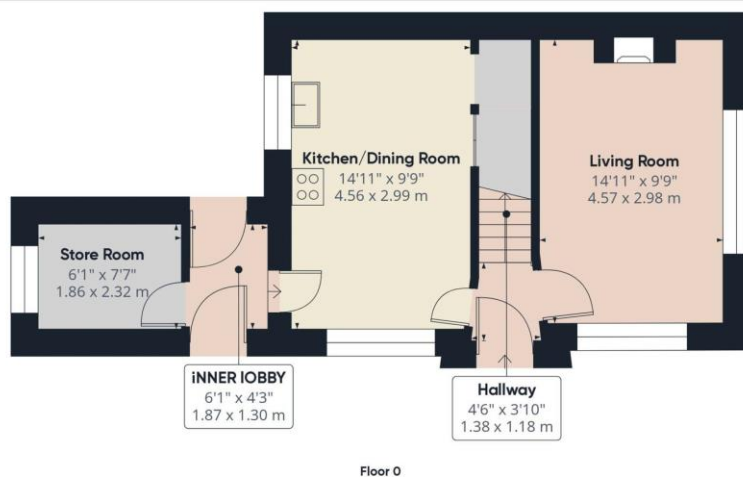
Outside to the front the driveway provides off road parking whilst to the rear there is a good size garden laid to lawn with a decking area.



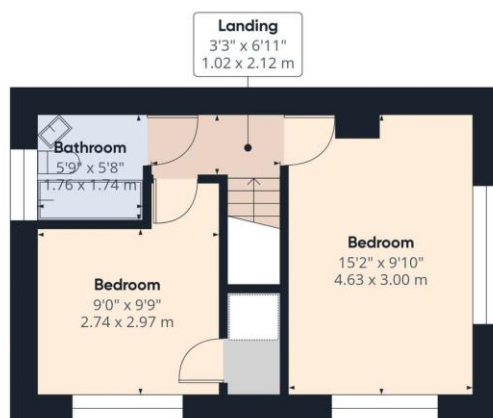
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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

**BELVOIR!**  
Property & Services

**Approximate total area<sup>®</sup>**

730.13 ft<sup>2</sup>  
67.83 m<sup>2</sup>

(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 3 standard.

GIRAFFE360



Contact us today to arrange a viewing...

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[www.belvoir.co.uk](http://www.belvoir.co.uk)

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