



## 8 Rydal Avenue Tilehurst, RG30 6XT

Guide price £290,000 Freehold



### DESCRIPTION

"Village Properties are now in receipt of an offer for the sum of £305,000 for 8, Rydal Avenue, Tilehurst, Reading, RG30 6XT. Anyone wishing to place an offer on the property should contact Village Properties 92, School Road, Tilehurst, READING, RG31 5AU before exchange of contracts."

VP - NO ONWARD CHAIN. Presented to the market is this three bedroom semi-detached house offering a perfect blend of comfort and convenience.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting living and dining room creates a warm atmosphere, perfect for entertaining guests or enjoying family meals. The property also includes a bathroom, ensuring all your needs are met.

One of the standout features of this home is the off-road parking, accommodating up to three vehicles, along with a garage for additional storage or vehicle space.

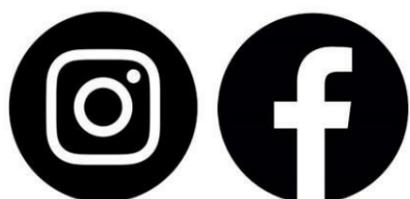
The location is particularly advantageous, with Tilehurst train station just a short distance away, providing easy access to Reading and beyond. Additionally, the property is well-served by local bus routes, making commuting a breeze. Families will appreciate the proximity to parks and various amenities, ensuring that everything you need is within easy reach.

"All services/appliances have not and will not be tested.  
Council tax band - C

Living/Dining Room - 15ft2 by 24ft8  
Kitchen - 15ft by 6ft9  
Sun Room - 13ft by 6ft3  
Bedroom - 9ft3 by 10ft3  
Bedroom - 9ft4 by 11ft11  
Bedroom - 5ft6 by 7ft  
Bathroom - 5ft4 by 4ft6

- NO ONWARD CHAIN (CHAINFREE)
- THREE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- GARAGE
- LIVING/DINING ROOM
- ALL SERVICES/APPLIANCES HAVE NOT AND WILL NOT BE TESTED

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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
841 ft<sup>2</sup>  
78.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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