



279 Norcot Road, Tilehurst, Reading, Berkshire, RG30 6AF
£475,000 Freehold

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Residential Sales & Lettings

- Period 3 Bedroom Semi-detached Home
- Bay Fronted Living Room & Separate Dining Room
- Refitted Bathroom
- Planning Permission For Extension
- Sizeable Rear Garden
- Entrance Porch, Hall & WC
- Kitchen & Conservatory
- Located close to Tilehurst Village & Bus Services
- Driveway Parking & Garage
- Double Glazed Windows & Recently Fitted Gas Radiator Central Heating

A well presented three bedroom semi-detached home situated in a popular residential area and on the frequent number 17 bus route to Reading Town Centre. The property is conveniently located within walking distance of local shops, schools, a doctors surgery and Tilehurst Village, which offers a wealth of local amenities.

The accommodation comprises an entrance porch, ground floor WC, entrance hall, bay fronted living room, separate dining room leading to a conservatory and a kitchen. To the first floor are three good sized bedrooms and a refitted bathroom. The property benefits from gas radiator central heating and UPVC double glazed windows. To the rear, the property enjoys a well established garden of significant length, featuring a variety of mature shrubs and trees, a sizeable lawn, greenhouse and space for a vegetable plot. To the front is driveway parking leading to a detached garage and the rear garden.

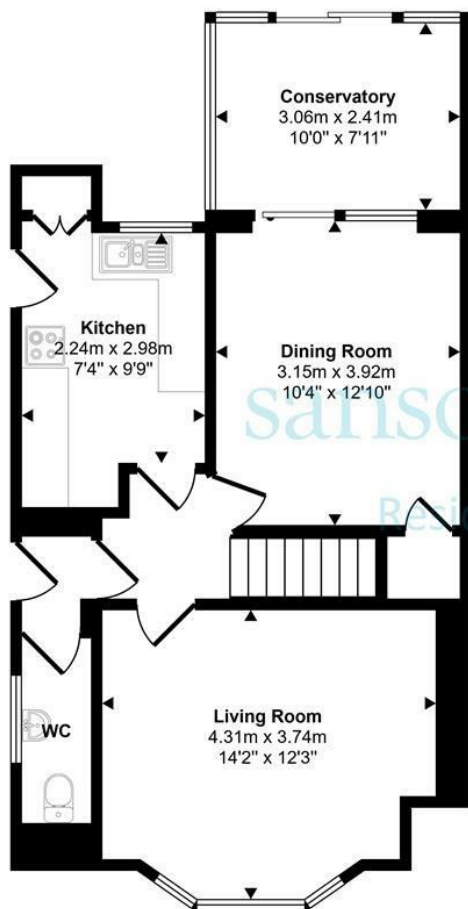
This ideal family home also benefits from valid planning permission for the addition of a porch and rear extension.

Please contact the Sansome & George Tilehurst office to arrange an appointment to view.

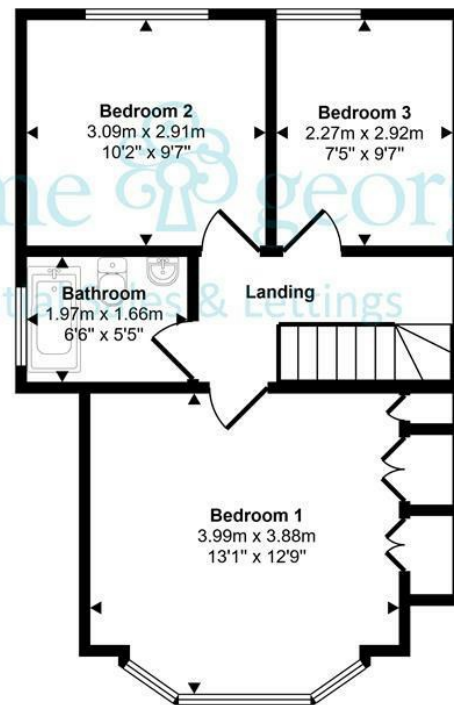
Council Tax Band C - Reading Borough Council



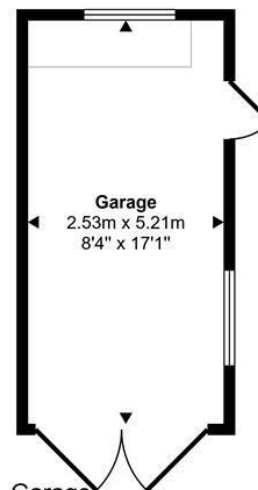
Approx Gross Internal Area
112 sq m / 1201 sq ft



Ground Floor
Approx 55 sq m / 597 sq ft

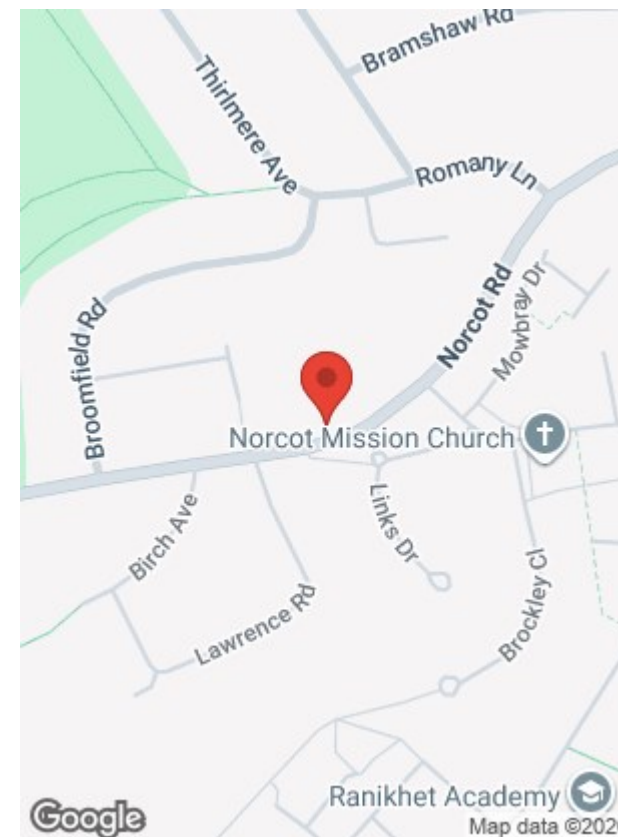


First Floor
Approx 43 sq m / 462 sq ft



Garage
Approx 13 sq m / 142 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

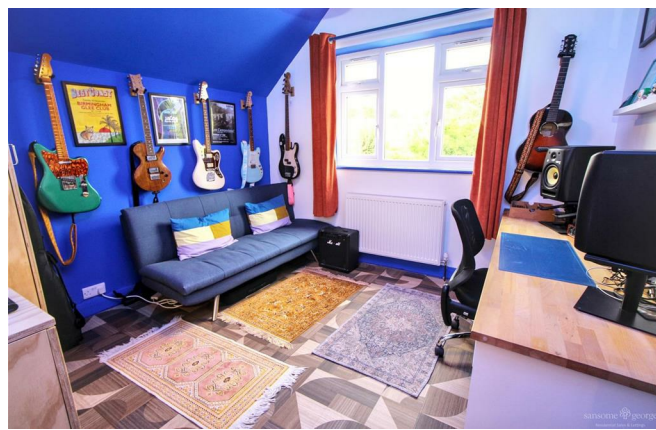


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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