



86 Norcot Road  
Tilehurst, RG30 6BT

Guide price £480,000 Freehold



#### DESCRIPTION

VP - Presented to the market is this delightful three bedroom semi-detached house, built in 1930's, offering a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property accommodation comprises a spacious living room that provides a warm and welcoming atmosphere.

The heart of the home is the open-plan kitchen/dining room, perfect for entertaining guests or enjoying family meals. The kitchen is complemented by a separate utility room and a convenient WC, providing practicality for everyday living. Additionally, there is direct access to the garage, enhancing the functionality of the space.

One of the standout features of this property is the generous circa 150ft rear garden, offering a tranquil outdoor retreat for relaxation and recreation. The garden is perfect for gardening enthusiasts or for children to play in a safe environment.

Parking is a breeze with space for up to three vehicles, ensuring that you and your guests will never be short of parking options. The property has also been enhanced with a refitted bathroom suite, adding a touch of modern elegance to the home.

Council tax band - C

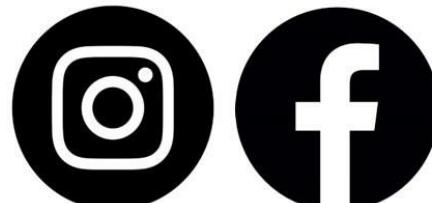
#### SUMMARY OF ACCOMMODATION

- THREE BEDROOMS
- KITCHEN/DINING ROOM
- UTILITY ROOM
- GARAGE
- OFF ROAD PARKING
- DOWNSTAIRS WC
- SEMI DETACHED HOUSE
- CIRCA 150FT REAR GARDEN
- 360 VIRTUAL TOUR
- REFITTED BATHROOM

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Get Social

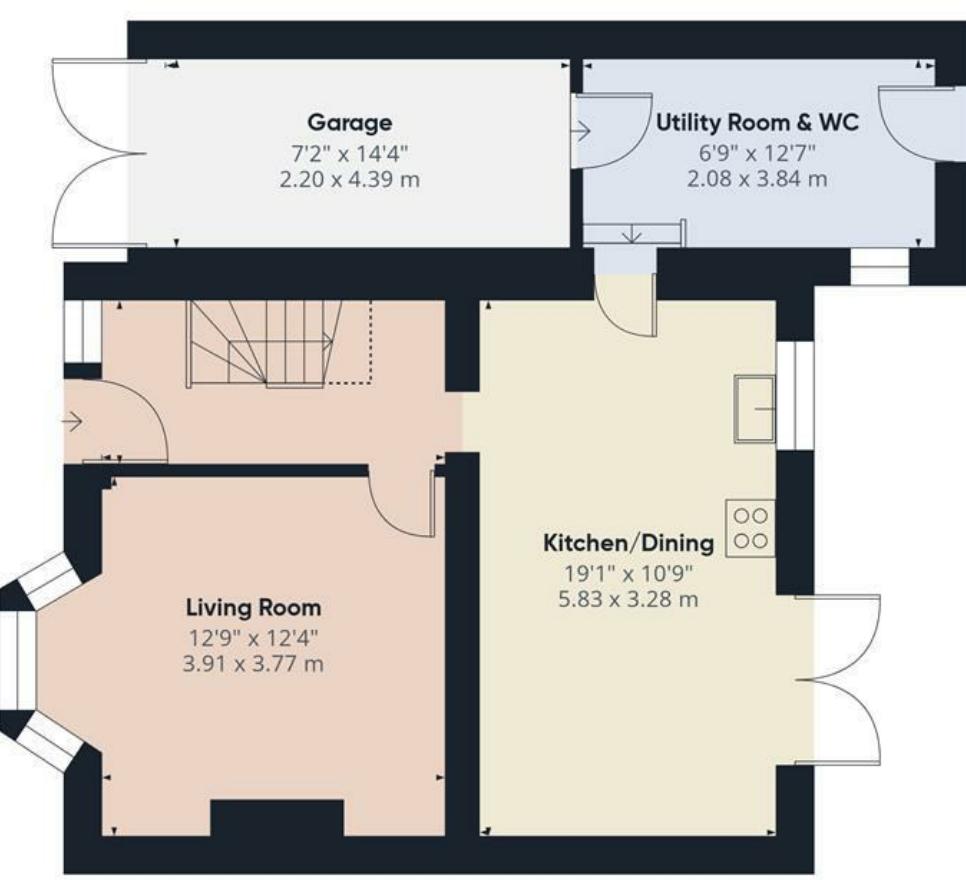


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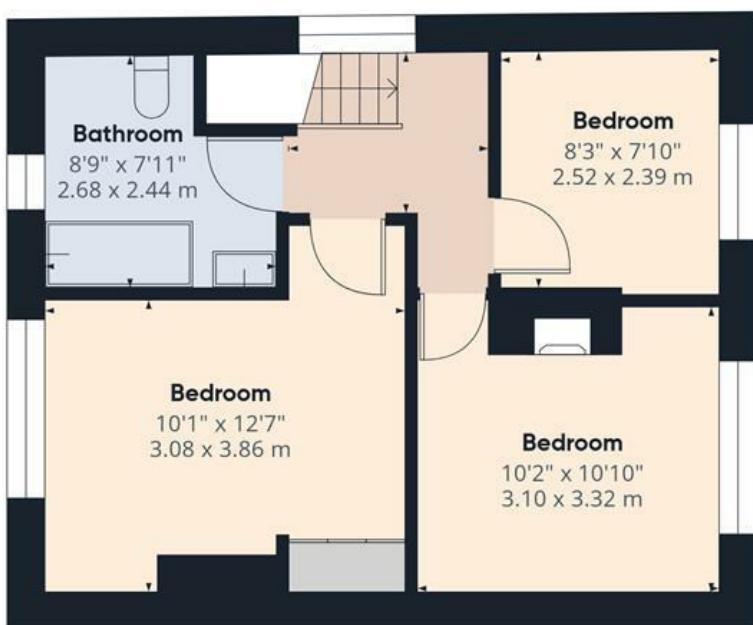
**Ground Floor**

Garage  
7'2" x 14'4"  
2.20 x 4.39 m

Utility Room & WC  
6'9" x 12'7"  
2.08 x 3.84 m

Living Room  
12'9" x 12'4"  
3.91 x 3.77 m

Kitchen/Dining  
19'1" x 10'9"  
5.83 x 3.28 m



**Floor 1**

Bathroom  
8'9" x 7'11"  
2.68 x 2.44 m

Bedroom  
8'3" x 7'10"  
2.52 x 2.39 m

Bedroom  
10'1" x 12'7"  
3.08 x 3.86 m

Bedroom  
10'2" x 10'10"  
3.10 x 3.32 m

**Approximate total area<sup>(1)</sup>**  
1050 ft<sup>2</sup>  
97.5 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

**GIRAFFE360**

