



**Because property is personal with...**

**Goldcrest Way, Tilehurst, Reading**

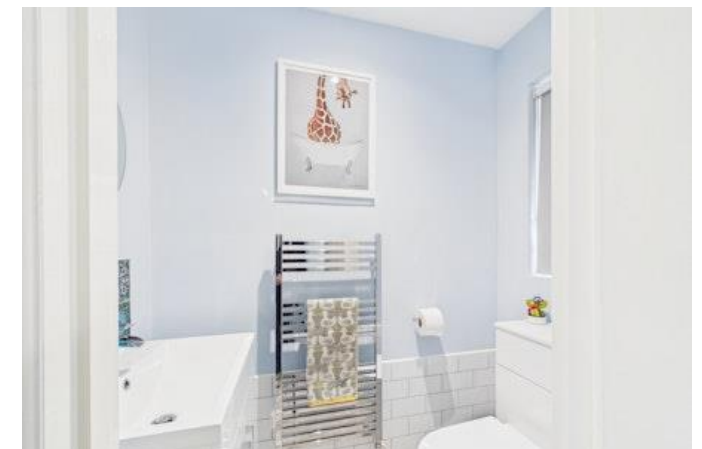
**Belvoir**

Guide price £425,000



## Key Features

- Three Bedroom Semi Detached House
- Freehold
- Council Tax Band - D
- EPC Rating - TBC
- Cloakroom
- Beautifully Presented
- Large Rear Garden
- Detached Garage





Belvoir Estate Agents are delighted to bring to the market this superb semi-detached house situated in a small private drive within sought after school catchment areas. In our opinion the property is presented to the very highest of standards and is thoroughly recommended for internal viewing. The accommodation to the ground floor comprises of an entrance hall with a cloakroom, fitted kitchen and a good size lounge/dining room. To the first floor there are three bedrooms and the family bathroom.

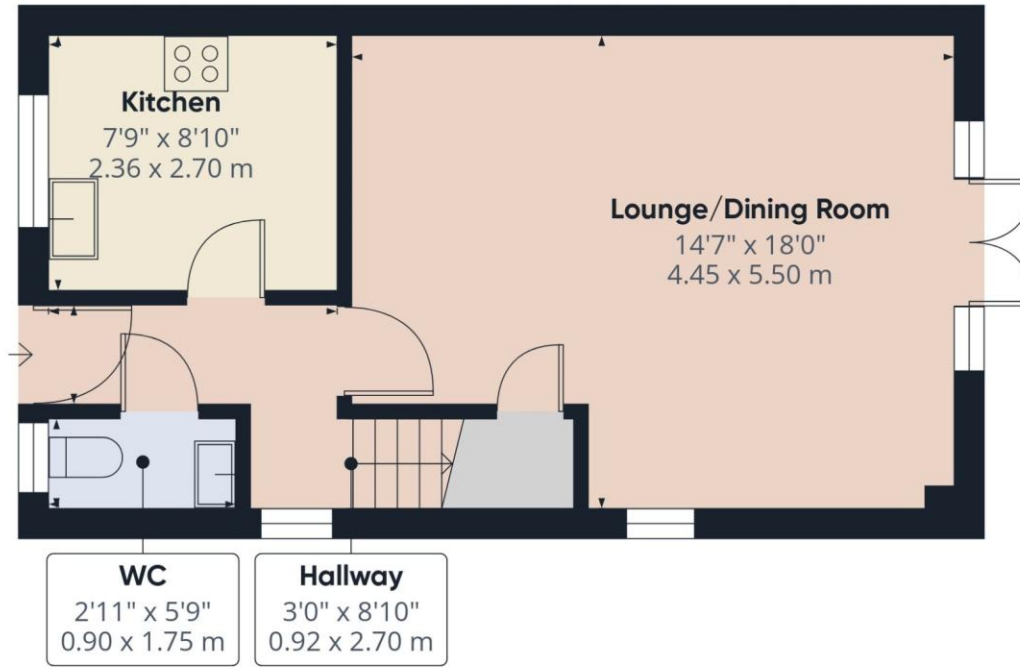
Outside to the front there is a detached garage whilst to the rear the property boasts a large private garden.

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 Advice Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them.

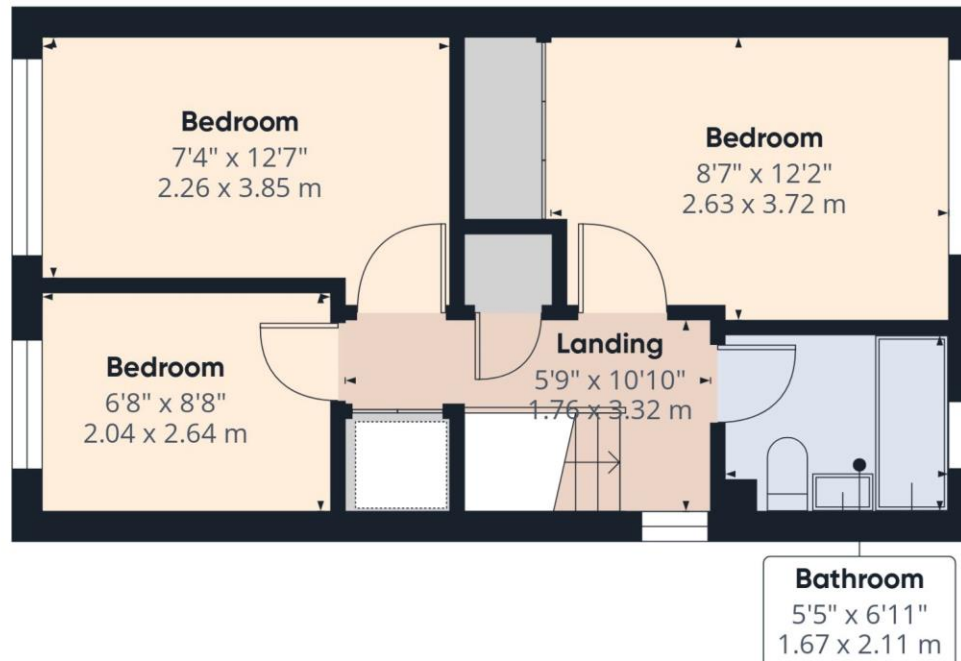
Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and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





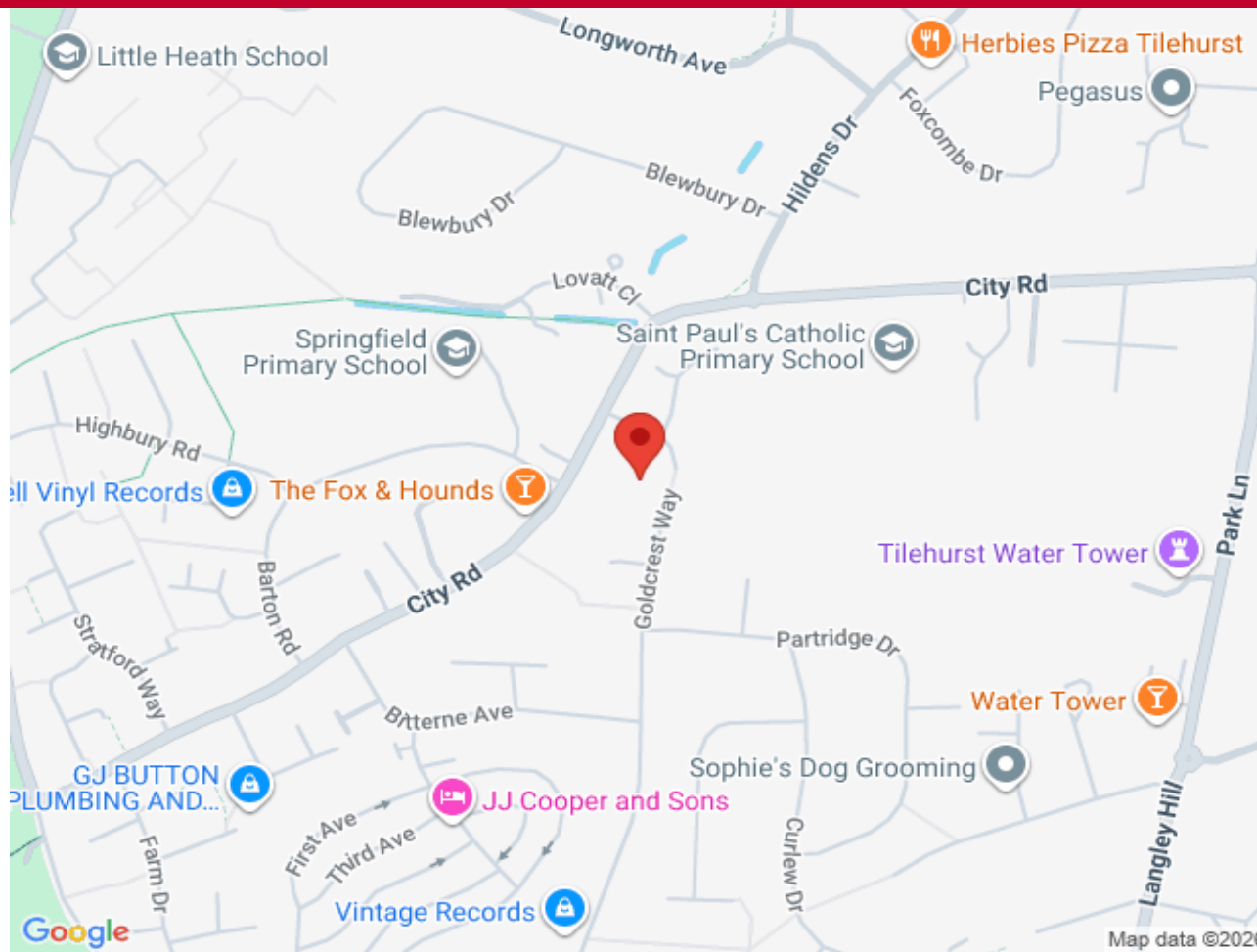
Floor 0

**Approximate total area<sup>(1)</sup>**  
737 ft<sup>2</sup>  
68.5 m<sup>2</sup>



(1) Excluding balconies and terraces

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



**Belvoir**