



87 Norcot Road  
Tilehurst, RG30 6BS

Guide price £415,000 Freehold



#### DESCRIPTION

VP - NO ONWARD CHAIN

Presented to the market is this three bedroom semi detached house with off road parking and located close to Tilehurst centre, bus routes, parks, local schools and Tilehurst train station. The property comprises entrance hallway, dining room, living room and kitchen. On the first floor there are three bedrooms and a shower room. The rear garden is circa 80ft in depth and there is a side access gate.

Council tax band - C

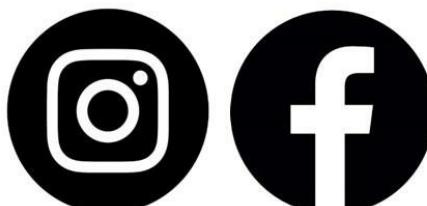
#### SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- CIRCA 80FT REAR GARDEN
- SIDE ACCESS GATES

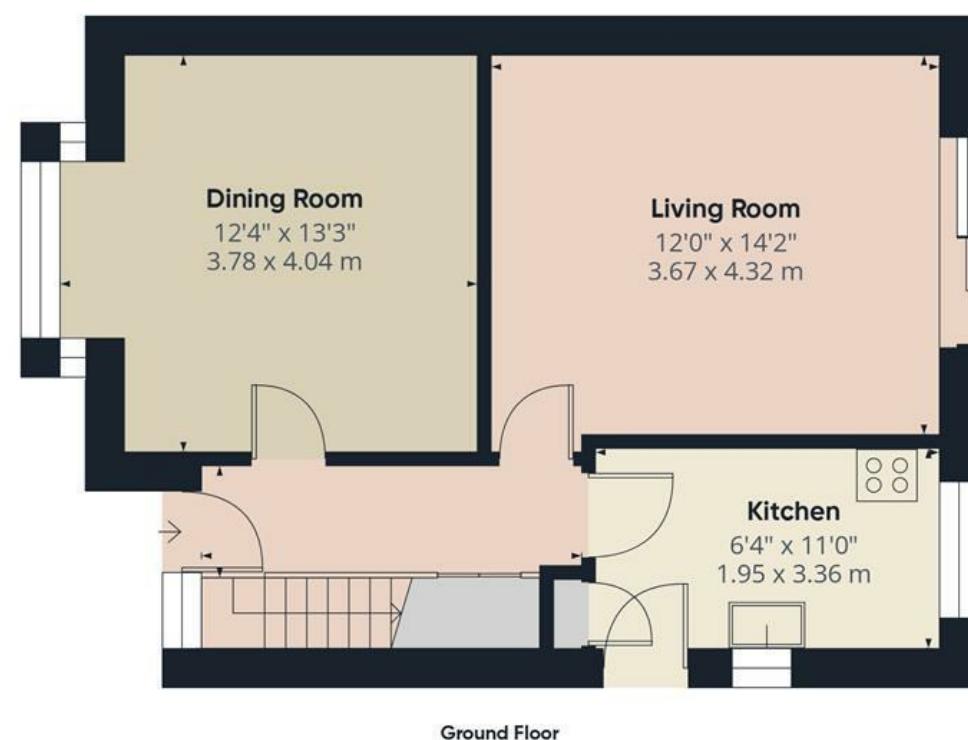
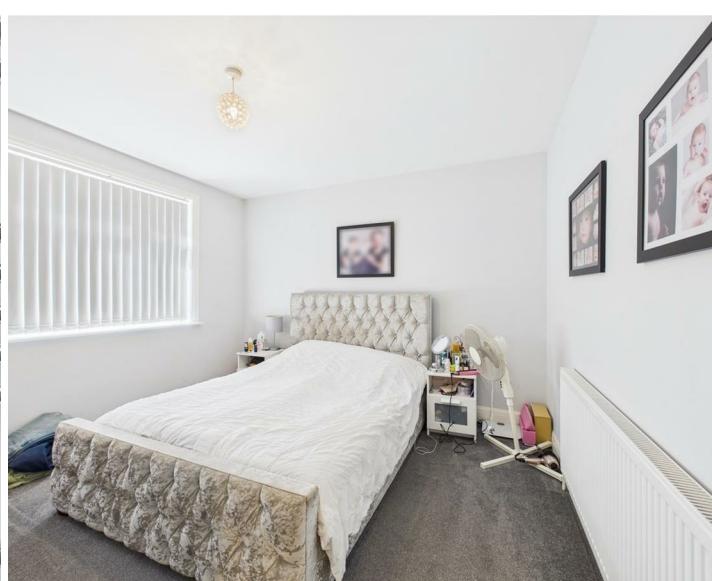
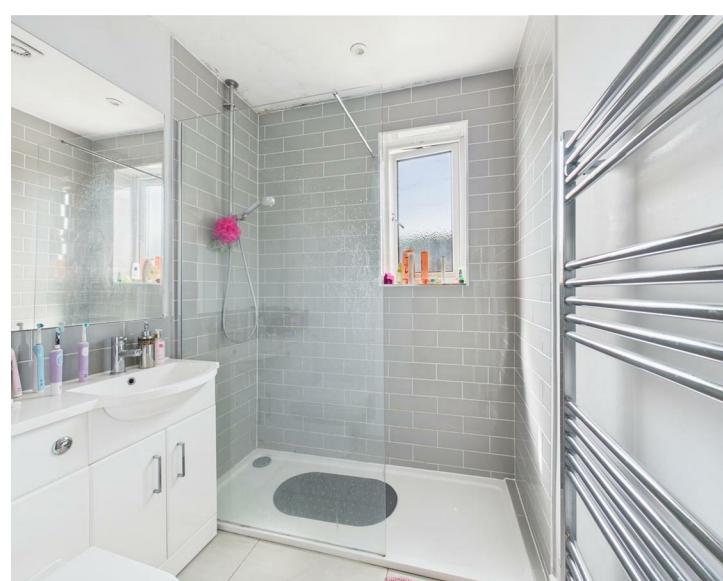
Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
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	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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Approximate total area<sup>(1)</sup>

858 ft<sup>2</sup>  
79.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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