



3  2  1 

Blundells Road, Tilehurst, Reading

**BELVOIR!**

Guide price £485,000





### Key Features

- > Character Three Bedroom Semi Detached House
  - > Freehold
- > Council Tax Band - D
  - > EPC Rating - D
- > Driveway & Garage
- > Large Private Rear Garden
- > Extended Refitted Kitchen

Belvoir estate agents are delighted to present to the market this superb character semi detached home located within easy reach of the Tilehurst Village centre. Well presented throughout the accommodation to the ground floor comprises of an entrance hall, a large lounge/dining room with patio doors leading to the conservatory and a luxury refitted kitchen which also features Bifold doors opening to the rear garden. To the first floor there are three bedrooms and a refitted family bathroom.

Outside to the front the driveway provides access to the attached garage, whilst to the rear there is a large impressive mature garden.



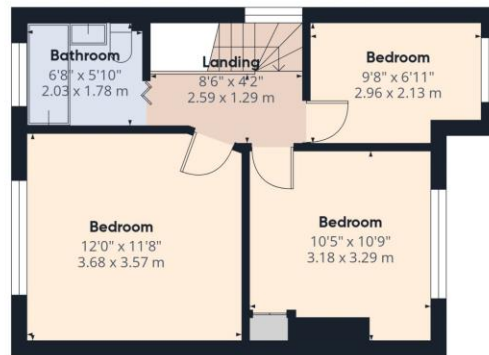
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

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



Floor 1

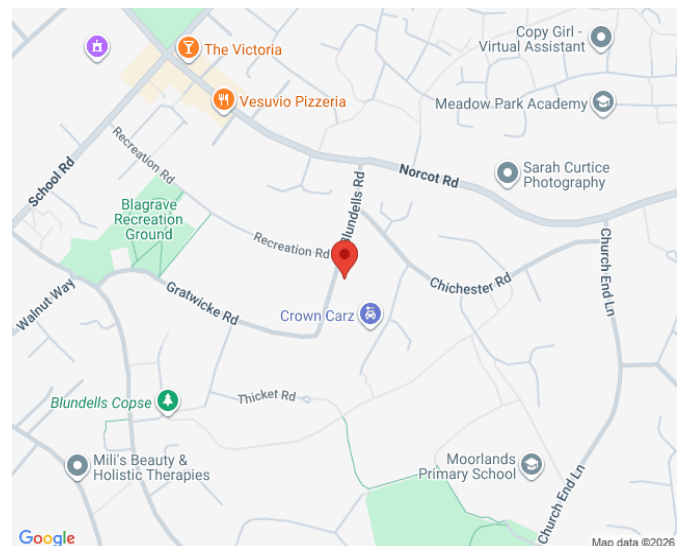
**BELVOIR!**  
Property to purchase

**Approximate total area<sup>1</sup>**  
970 ft<sup>2</sup>  
90.1 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.

GIRAFFE360



Contact us today to arrange a viewing...

**BELVOIR!**

[www.belvoir.co.uk](http://www.belvoir.co.uk)

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