



89 Rodway Road, Tilehurst, Reading, RG30 6EH
Guide Price £325,000 Freehold

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Residential Sales & Lettings

- Well Presented Semi Detached Home
- First Floor Bathroom
- Kitchen/Breakfast Room
- Home Office With Power
- UPVC Double Glazing & Gas Radiator Central Heating
- Three Bedrooms
- Living Room
- Fully Enclosed Rear Garden
- Minutes Walk To Tilehurst Train Station
- No Onward Chain

Offered to the market with the advantage of no onward chain is this well presented three bedroom semi detached home close to Tilehurst Station. Ideally situated within a 10 minute walk of Tilehurst train station, with regular bus routes, local shops and the amenities of Tilehurst Village all within a mile, this well presented three bedroom semi detached home is perfectly located for convenience and lifestyle.

Accommodation includes entrance hall with stairs to the first floor, a bright and spacious living room, kitchen/breakfast room with a UPVC door leading out to the rear garden. Upstairs, the landing features a side aspect window and provides access to three bedrooms, all served by a contemporary three piece family bathroom with a shower over the bath. Further benefits include UPVC double glazing and gas radiator central heating.

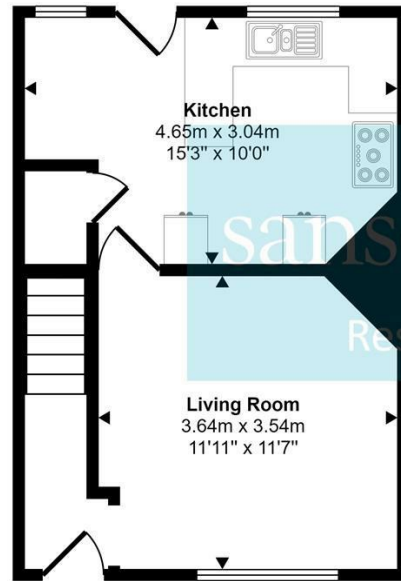
To the rear, the fully enclosed landscaped rear garden enjoys a private outlook backing onto Mclroy Park Nature Reserve. The rear garden is mainly laid to lawn, patio area, various plants/shrubs to borders and a versatile home office with power, gated side access leads to the front of the property.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

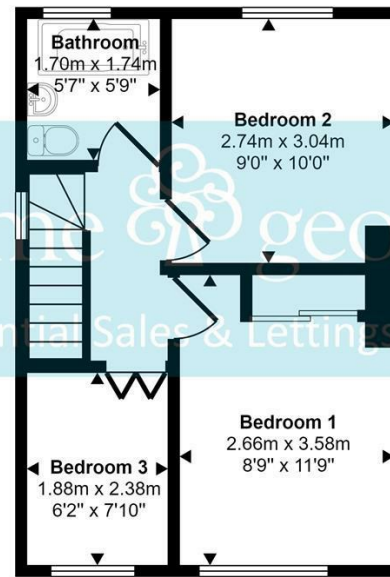
Reading Borough Council - Band C



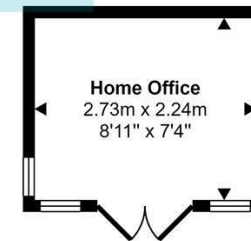
Approx Gross Internal Area
69 sq m / 743 sq ft



Ground Floor
Approx 31 sq m / 339 sq ft



First Floor
Approx 31 sq m / 338 sq ft



Home Office
Approx 6 sq m / 66 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.

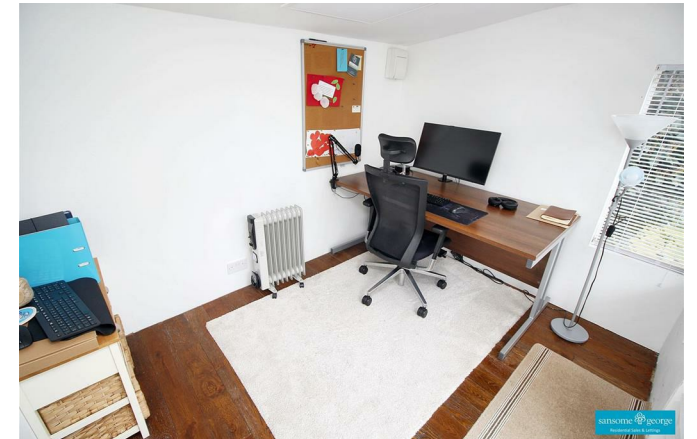
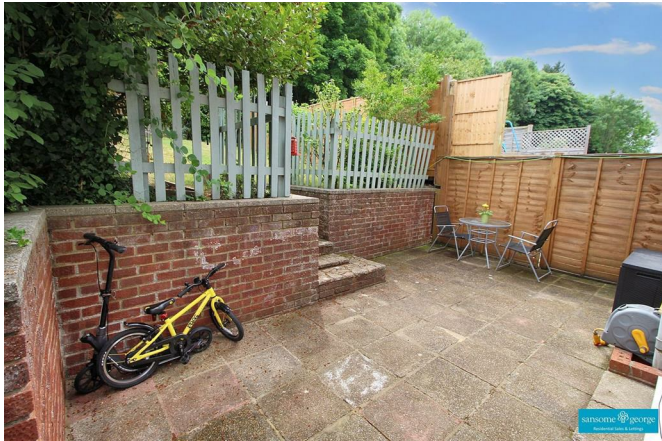


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(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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