



## 5 Lovatt Close Tilehurst, RG31 5HG

Guide price £375,000 Freehold



### DESCRIPTION

VP - Presented to the market is this delightful two-bedroom semi-detached house, offering an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-appointed kitchen has been thoughtfully extended at the rear, allowing for a bright and airy atmosphere, perfect for culinary enthusiasts. The ground floor also features a convenient WC, laundry/utility room, enhancing the practicality of the living space.

Upstairs, you will find two generously sized bedrooms, complemented by a modern shower room, ensuring comfort and convenience for all residents.

Outside, the property benefits from off-road parking a garage offers further storage options or potential for a workshop. The enclosed rear garden is in excellent condition, providing a private oasis for outdoor activities, gardening, or simply enjoying the fresh air.

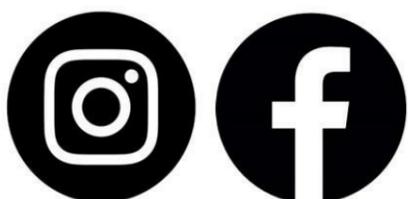
This home is ideally located, with local amenities, schools, parks and transport links within easy reach, making it a perfect choice for those looking to settle in a friendly community. With its blend of space, comfort, and practicality, this property is not to be missed.

Council tax band - D

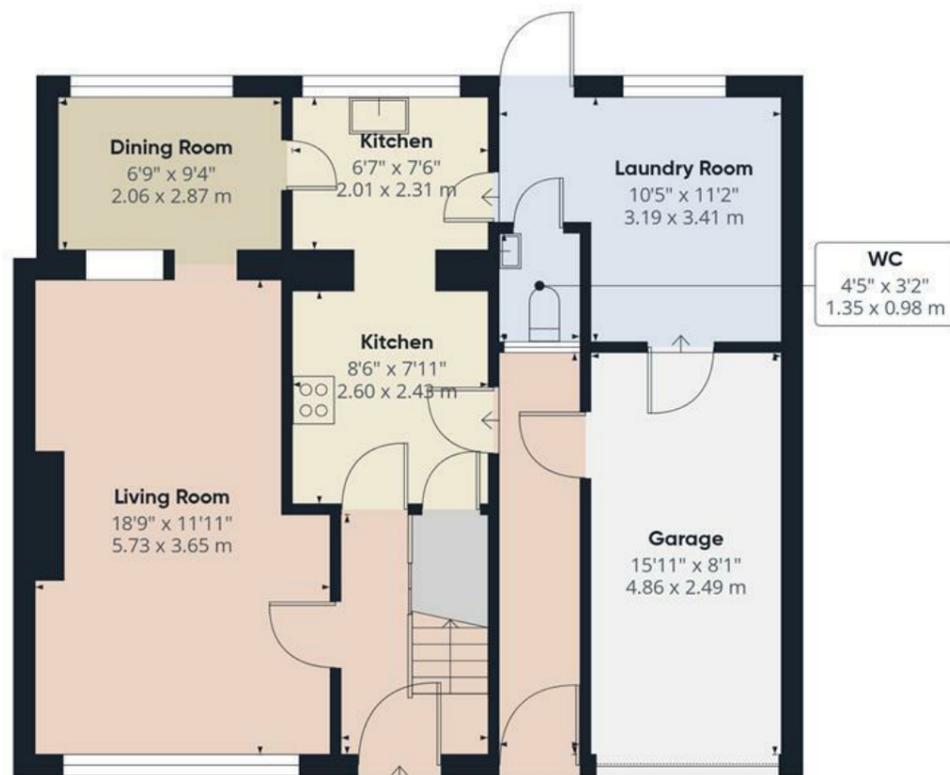
### SUMMARY OF ACCOMMODATION

- TWO BEDROOM HOUSE
- EXTENDED
- SEMI DETACHED
- OFF ROAD PARKING
- DOWNSTAIRS WC
- CUL DE SAC LOCATION
- 360 VIRTUAL TOUR
- CLOSED CHAIN ABOVE

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Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
1066 ft<sup>2</sup>  
99 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.

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