



## Carron Close, Tilehurst, Reading



3



2



1

### Guide price £300,000

- Three Bedroom Mid Terrace House
- Freehold
- Council Tax Band - B
- EPC Rating - TBC
- No Onward Chain
- Extended Kitchen
- Ground Floor Shower Room
- First Floor Bathroom

Because property is personal with...

# Belvoir



Belvoir are delighted to bring to the market this impressive mid town house situated in a quiet walkway and is offered for sale with No Onward chain. In our opinion the accommodation is presented to the highest of standards and to the ground floor comprises of an entrance hall, large lounge, extended kitchen/dining room and a shower room. To the first floor there are three bedrooms and the family bathroom.

Outside to the rear the garden has been attractively landscaped and features a large work shop.

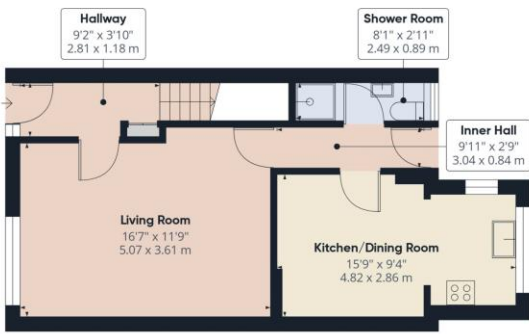
The property is located in a highly sought after residential area, offering convenient access to a variety of local shops, reputable schools and regular bus services into Reading town centre.



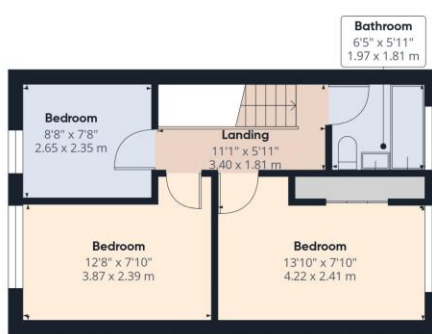
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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.

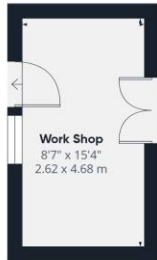
Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and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



Floor 0 Building 1



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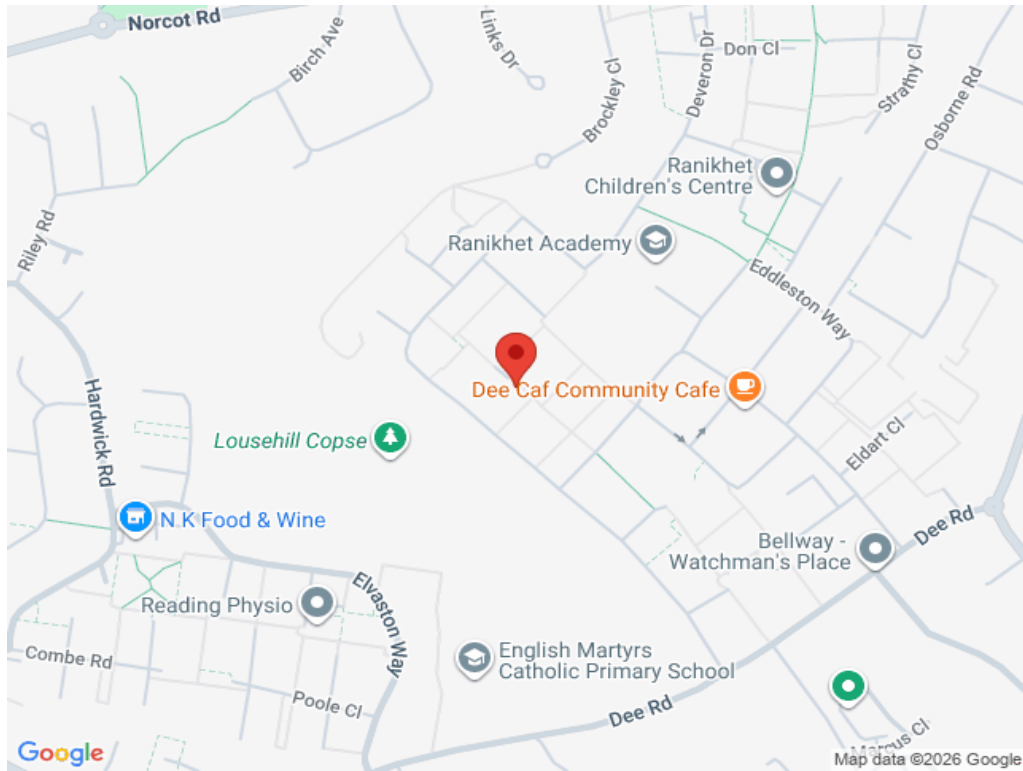


Approximate total area<sup>(1)</sup>

977 ft<sup>2</sup>  
 90.7 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.



# Belvoir

Belvoir Reading

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