



Coalport Way, Tilehurst, Reading, RG30 6HY

£350,000 *Freehold*



THREE BEDROOM HOME WITH GARAGE & DRIVEWAY PARKING

This well-presented three-bedroom home is situated in a quiet cul-de-sac, conveniently located within easy reach of local bus routes, shops and schools.

The property offers three generous bedrooms, a spacious living room and a well-proportioned kitchen. To the rear, there is a delightful garden with gated rear access, while to the front, a driveway provides off-road parking and leads to the integral garage.

Further benefits include gas central heating, with the boiler installed in 2023 and supplied with a warranty.

An ideal home for families, first-time buyers or those looking for a property in a convenient location.

KEY FEATURES

- THREE BEDROOM HOME
- SPACIOUS BATHROOM & KITCHEN
- INTEGRAL GARAGE & DRIVEWAY
- OPEN PLAN LIVING ROOM
- DELIGHTFUL REAR GARDEN WITH REAR ACCESS
- DOUBLE GLAZED
- GAS RADIATOR HEATING BOILER FITTED 2023



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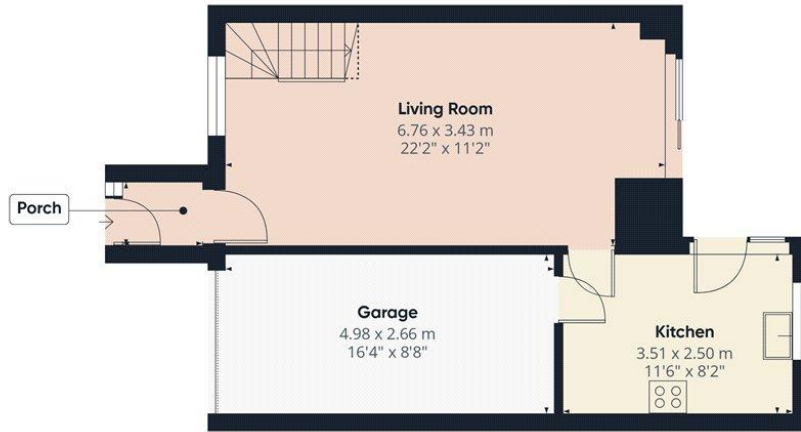
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MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: D



Ground Floor



Floor 1



GLA^m
85.04 m²
915.35 ft²

Total
98.88 m²
1064.3 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260741>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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