

Coalport Way, Tilehurst, Reading, RG30 6HY.

3 | 1 | 1

£375,000 *Freehold*

A THREE OR FOUR BEDROOM HOME WITH A SOUTH FACING GARDEN AND SLOAR PANELS.

An excellent opportunity to acquire a well-improved and versatile family home, offering flexible living space, driveway parking and a generous south-facing garden.

The former garage has been converted to provide a fantastic additional room, offering the flexibility of a fourth bedroom, home office or second reception room. This complements the spacious kitchen and main living room perfectly.

Further improvements include an adapted inner hallway leading from the entrance porch, creating a practical and welcoming layout.

Upstairs, the property boasts three generous double bedrooms and a spacious family bathroom suite.

Externally, the property benefits from a private driveway providing off-road parking for two vehicles. To the rear is an impressive 40ft south-facing garden with the added convenience of gated access via a shared rear pathway.

Additional benefits include gas central heating via radiators, double glazing and solar panels.

KEY FEATURES

- THREE OR FOUR BEDROOM HOME
- DRIVEWAY PARKING FOR 2 CARS
- 40FT SOUTH FACING GARDEN WITH ACCESS
- SOLAR PAENLS AND GAS RAD HEATING
- SPACIOUS KITCHEN
- GENEROUS BATHROOM SUITE



Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...


Winkworth
for every step...


Winkworth


Winkworth


Winkworth


Winkworth









MATERIAL INFO

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



https://www.winkworth.co.uk/sale/property/REA260928

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.