



CORWEN ROAD, TILEHURST, READING, RG30 4TH
OFFERS OVER £350,000 FREEHOLD

**THREE BEDROOM HOME IN THE VILLAGE WITH
TWO BATHROOMS, GARAGE AND GARDEN.**

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DESCRIPTION:

This three bedroom home is ideally located in the centre of Tilehurst village and enjoys a garage in a small block and residents communal parking area to the rear of the private 30ft rear garden.

The property comprises an entrance hall, spacious kitchen/breakfast room, downstairs cloakroom, living room, useful downstairs shower room, utility room and conservatory. Upstairs the three generous bedrooms and are complimented by a bathroom suite. Other features include double glazing, no onward chain and gas radiator heating.

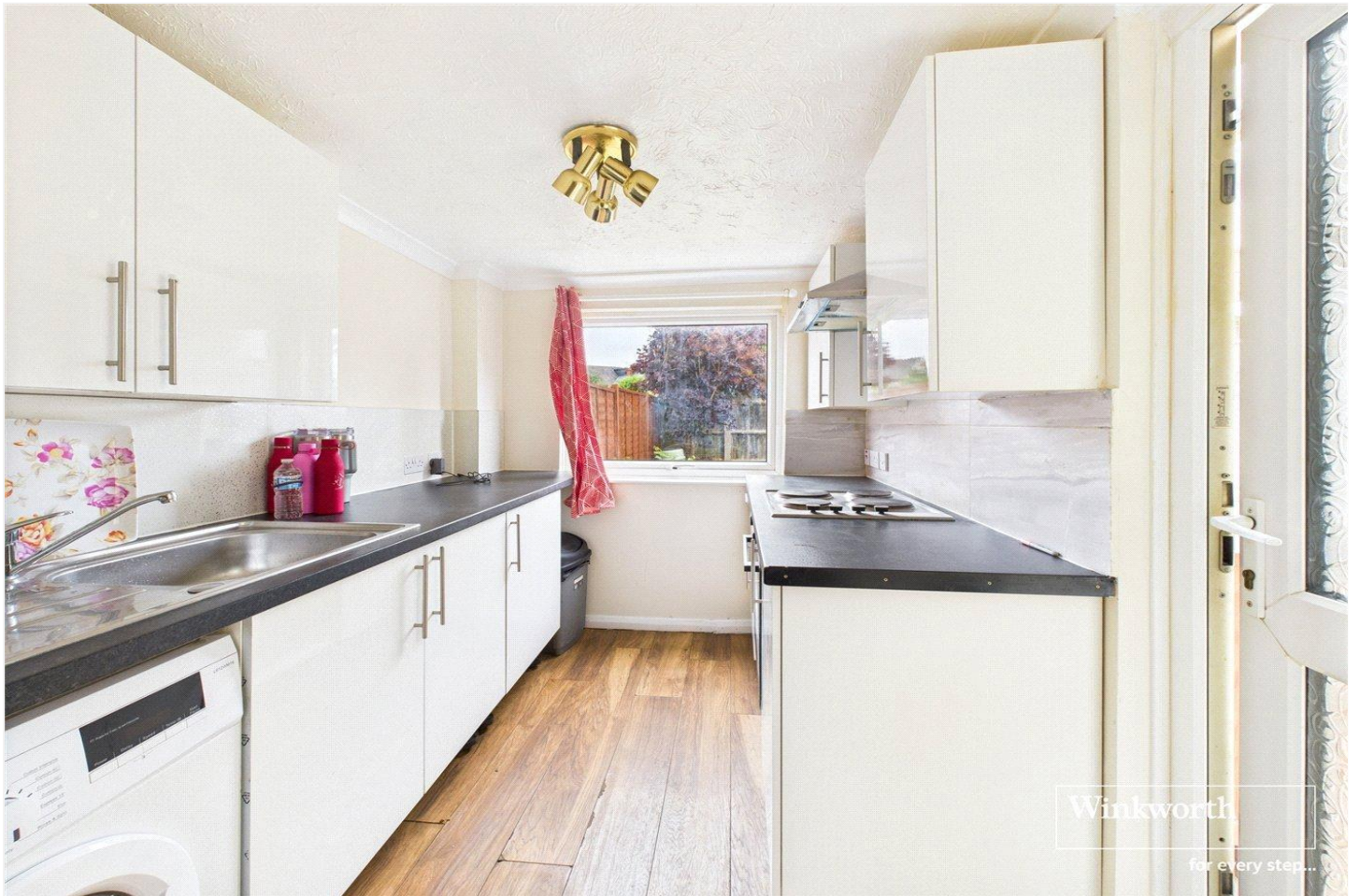
AT A GLANCE

- No Onward chain
- Three bedroom house in the village
- 30ft rear garden
- Garage and communal parking area
- Spacious kitchen
- Ground floor shower room
- Bathroom upstairs

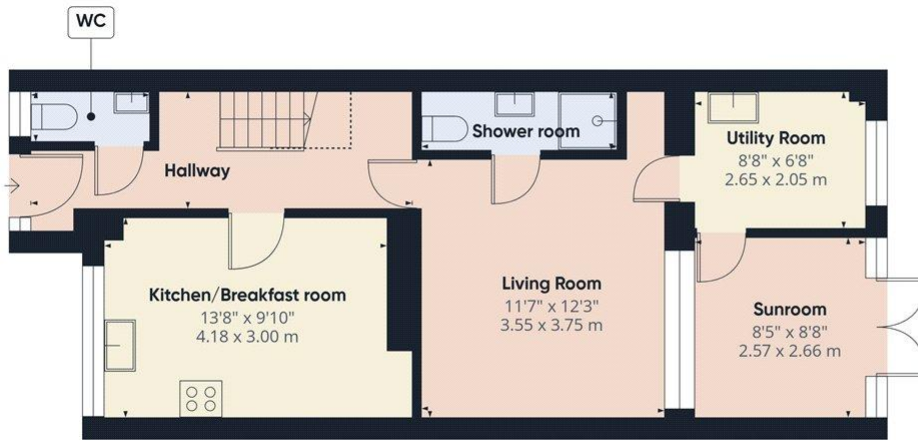




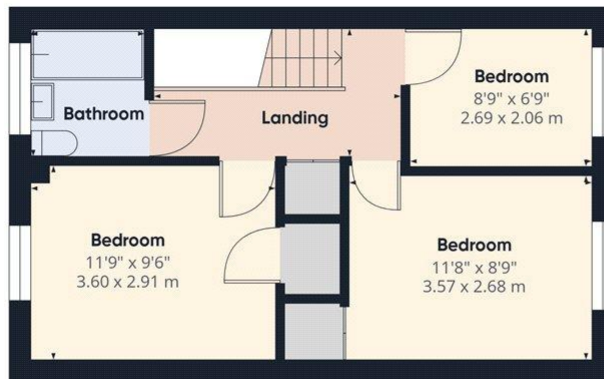
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

947 ft²
87.9 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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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