



RYDAL AVENUE, TILEHURST, READING, RG30 6XT  
**£365,000 FREEHOLD**

**THREE BEDROOM SEMI-DETACHED WITHIN  
 WALKING DISTANCE OF TRAIN STATION.**

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## DESCRIPTION:

Located within a 5-10 minute walk of Tilehurst train station is this three bedroom (two double bedrooms and one small single bedroom) semi-detached home which enjoys a private 70ft rear garden, one car driveway parking and no onward chain complications.

The property is heated via gas radiators, the boiler being fitted in 2023 with a 10 year warrantee, has double glazed windows and comprises an entrance hall, living/dining room, kitchen, 1st floor landing and a family bathroom.

## AT A GLANCE

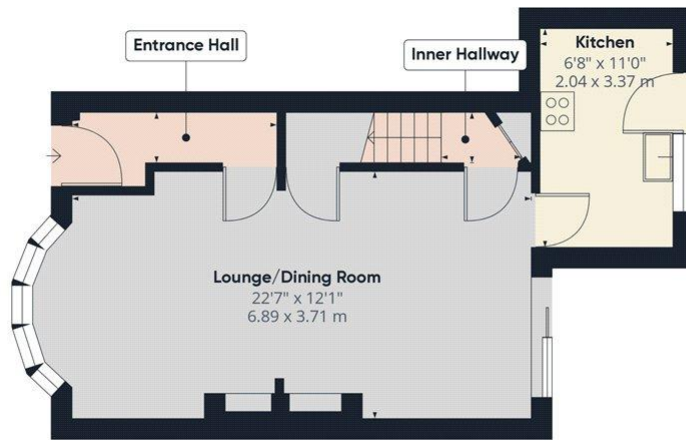
- Three bedroom semi
- Walk to Tilehurst train station
- No onward chain complications
- 80ft rear garden
- Driveway parking
- Fine 1st floor aspect views











Ground Floor



Floor 1

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**Approximate total area<sup>®</sup>**  
747.24 ft<sup>2</sup>  
69.42 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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	71 C	
55-68	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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