



LOVATT CLOSE, READING, BERKSHIRE, RG31 5HG
£475,000 FREEHOLD

**A DELIGHTFUL AND IMMACULATELY
 PRESENTED ATTRACTIVE 3 BEDROOM SEMI-
 DETACHED WESTBUILD HOME.**

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DESCRIPTION:

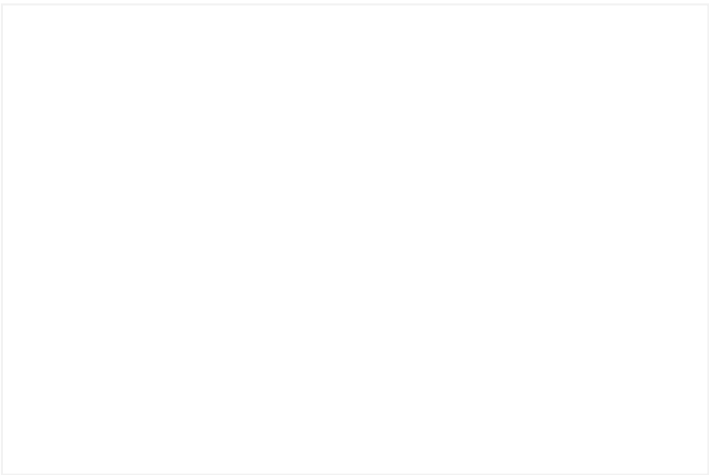
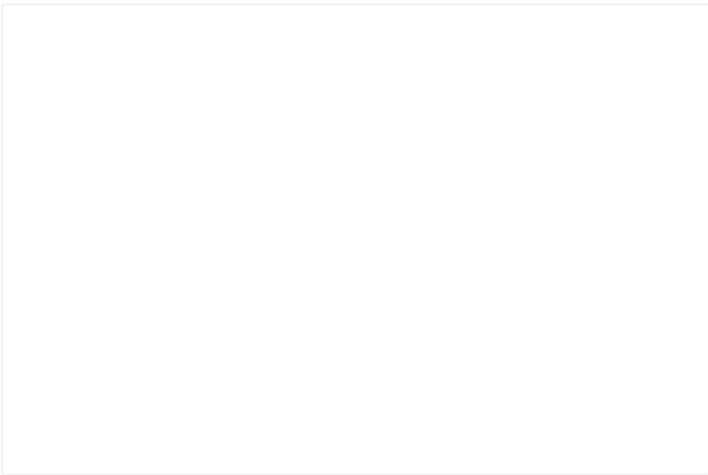
A delightful and immaculately presented attractive 3 bedroom semi-detached Westbuild home located in a sought after area close to a selection of reputable schools including Little Heath secondary, locals shops, restaurants, bus services and mile of open countryside are all easily reachable. Tilehurst village which consists of a wealth of amenities is also assessable. Spacious accommodation comprises of entrance hall, ground floor WC, living/dining room, fitted kitchen/diner, door to Integral garage, to the first floor there are sizeable bedrooms featuring an en suite shower room to the master bedroom one and a family bathroom. Other benefits include gas radiator central heating, double glazed windows. The exterior boasts a nice size rear garden with patio, side access leading to the front garden with driveway parking, integral garage with light/power, the property is also offered with no onward chain.

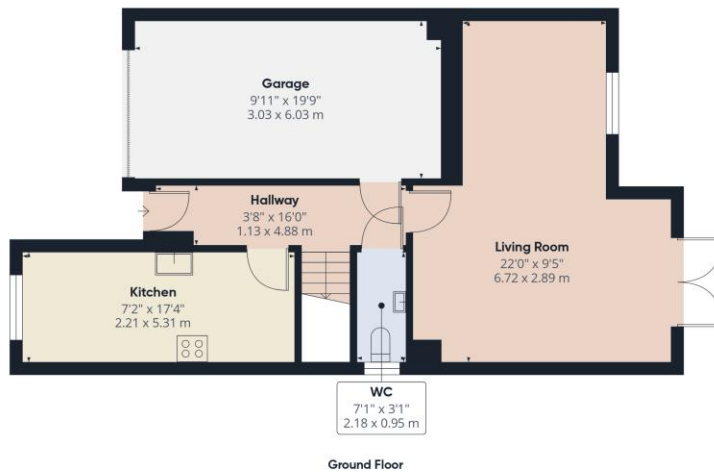
AT A GLANCE

- Three bedroom semi detached home
- Westbuild home set within a quiet cul-de-sac
- Open plan kitchen/dining Room
- Ground floor WC
- Family bathroom & En-suite shower room
- Integral Garage & Driveway Parking
- No onward chain









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Approximate total area¹
1273 ft²
118.2 m²

Reduced headroom
40 ft²
3.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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.

Tenure: Freehold
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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