



MINTON CLOSE, TILEHURST, READING, RG30
GUIDE PRICE £375,000 FREEHOLD

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME IN THIS CONVENIENT LOCATION

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DESCRIPTION:

A well-presented three bedroom linked-semi-detached home in this popular location 0.8 miles walk from Tilehurst Train Station and close to local amenities and transport links. The number 17 bus which stops just 0.3 miles away offers buses every 9 minutes into Reading town centre in just over 10 minutes. There are also some great open spaces close by including McIlory Park. Living accommodation comprises, a living room accessed from a front porch, a dining room and fitted kitchen on the ground floor and three first floor bedrooms and family bathroom on the first floor. To the rear there is a lovely sunny rear garden with patio and lawned area which can be accessed via a set of double doors from the dining room and also from the kitchen. There is a driveway with adequate parking for three cars and a garage to the side which also has a rear door into the garden and links the property to the neighbouring house. This lovely property would make a great home for a young family, suit a first time buyer or even make a good investment.

AT A GLANCE

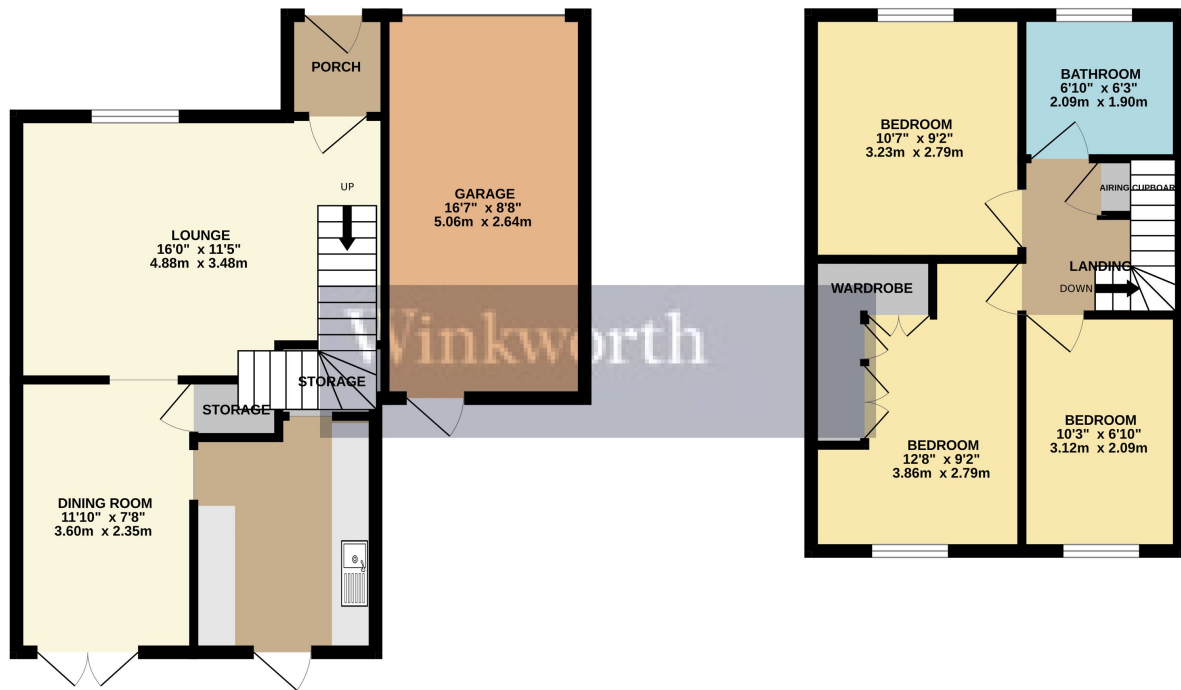
- Three Bedroom Family Home
- Walk to Tilehurst Train Station
- Meadow Park Academy Primary School a Short Walk
- Lounge
- Dining Room
- Fitted Kitchen
- Garage and Driveway Parking





GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

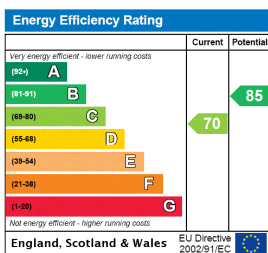


TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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