



RODWAY ROAD, TILEHURST, READING, RG30 6DT.

£350,000 FREEHOLD

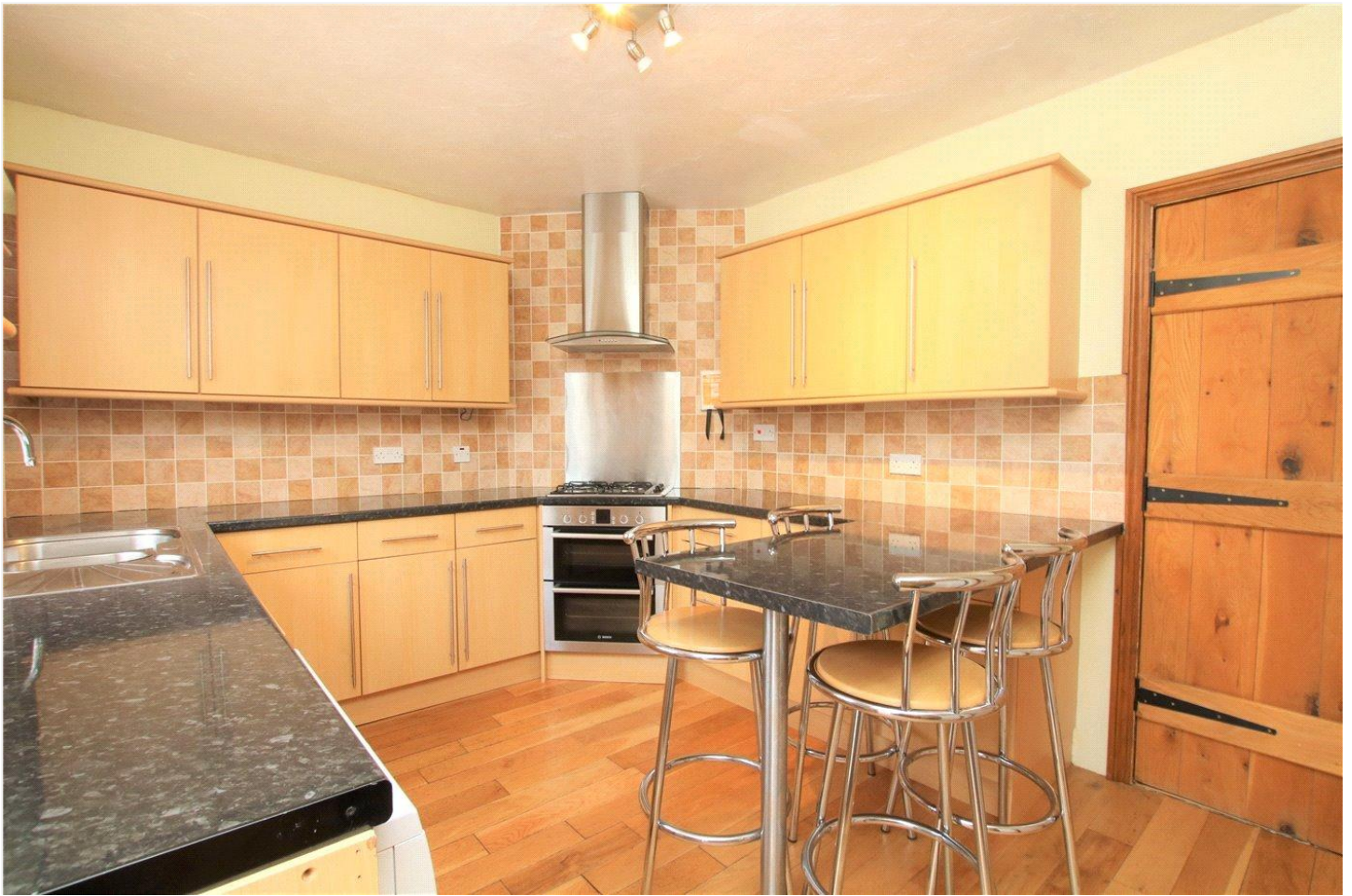
**THIS THREE BEDROOM SEMI-DETACHED HOUSE IS
LOCATED WITHIN A 5 MINUTE WALK OF TILEHURST
TRAIN STATION.**

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

This three bedroom semi-detached house situated in a popular location within walking distance of Tilehurst train station and local amenities. Accommodation comprises living area, modern kitchen/breakfast room with fitted appliances, conservatory, three bedrooms and bathroom. Benefits include a 60ft rear garden with decking area.

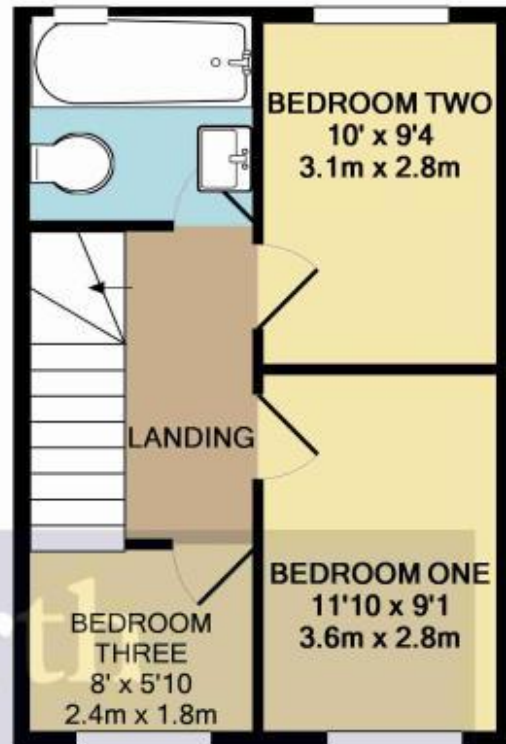
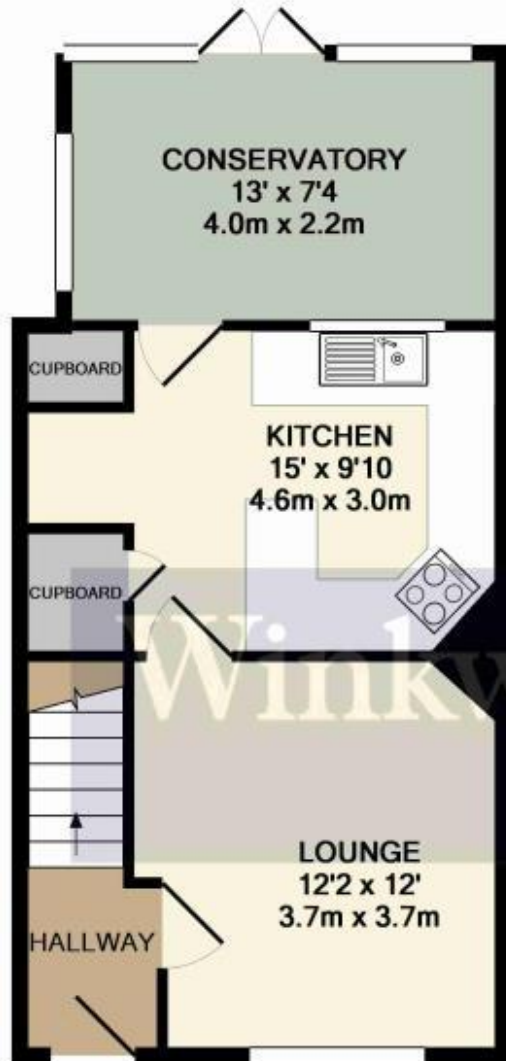
Other features include double glazed windows, gas radiator heating and no onward chain complications. The current tenant tenancy agreement is due to expire on 10/11/25 but they would be willing to stay on if any investors are looking to buy.

AT A GLANCE

- Three Bedrooms
- Conservatory
- Living room
- 60ft rear garden
- Tenant agreement finishes 10/11/25
- Spacious kitchen
- 5 minute walk to train station







1ST FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

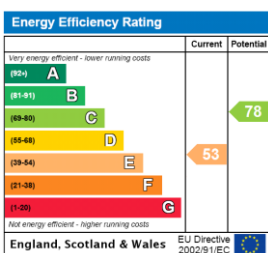
Made with Metropix ©2015

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: 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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