



USK ROAD, TILEHURST, READING, RG30 4HR
GUIDE PRICE £325,000 FREEHOLD

TWO BEDROOM SEMI-DETACHED HOME IN NEED OF GENERAL UPDATING

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DESCRIPTION:

This brick built semi-detached home is located within walking distance of schools, bus routes and local amenities. There is a generous 60ft rear garden with a garage (restricted vehicle access) and driveway parking. The property comprises two double bedrooms, shower room, living room and kitchen/dining room. Other features include scope to extend (subject to planning) and no onward chain complications.

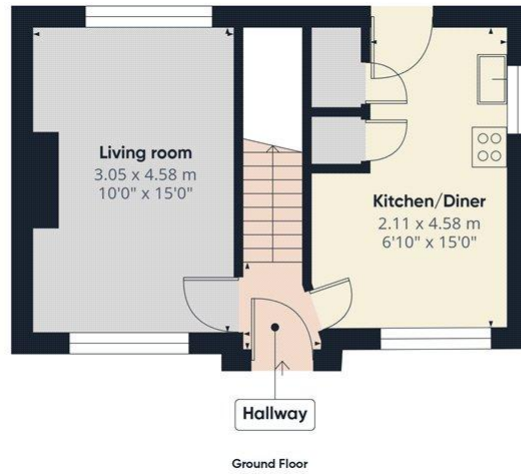
AT A GLANCE

- Two double bedrooms
- Semi-detached home
- Driveway parking
- Garage (restricted access)
- 60ft rear garden
- No onward chain

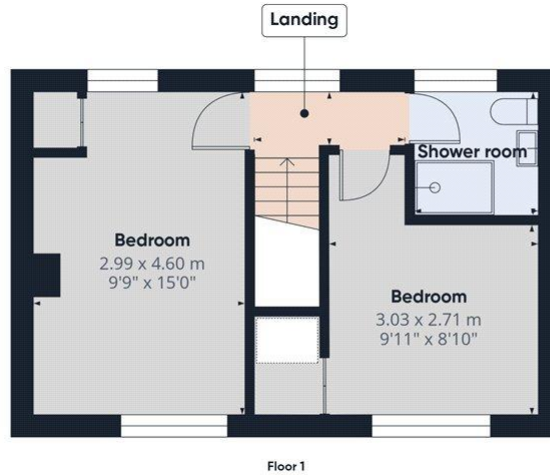




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Approximate total area⁽¹⁾
61.1 m²
657 ft²



(1) Excluding balconies and terraces

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

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		84 B
69-80	C		
55-68	D	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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