



*Village Properties*

**2 Holland Road**  
Tilehurst, RG30 4QE

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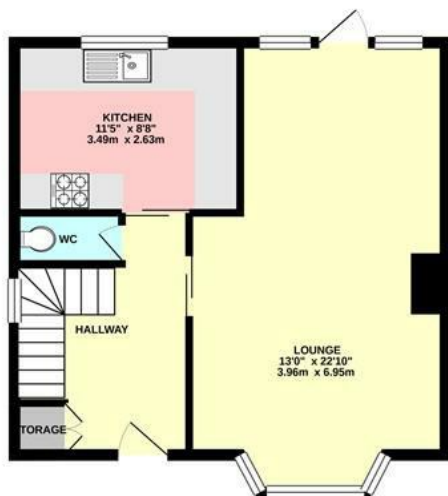
Offers in excess of £325,000 Freehold



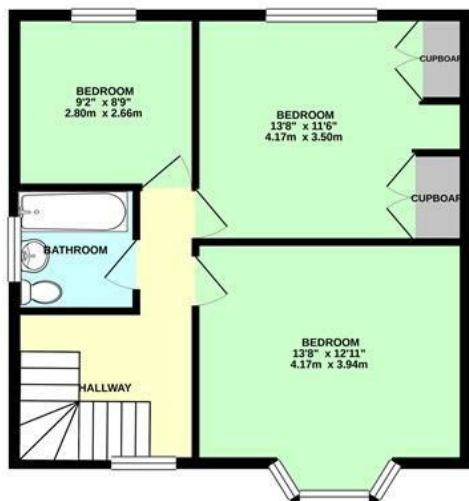
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# 2 Holland Road

GROUND FLOOR  
469 sq. ft. (43.6 sq. m.) approx.



1ST FLOOR  
528 sq. ft. (49.1 sq. m.) approx.



TOTAL FLOOR AREA : 997 sq. ft. (92.6 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.

## DESCRIPTION:

VP- This property will remain available for viewings until Saturday 29th February 2020. Any interested parties will need to submit their best and final offer in writing by 10am on Monday 2nd March 2020.

A three double bedroom semi detached house with no onward chain. The property comprises of an entrance porch/hallway, open plan living/dining room, downstairs cloakroom, kitchen, side door to garage and storage area. On the first floor there are three bedrooms and a bathroom. Externally there is off road parking for several cars, garage and the rear garden is circa 80ft long.

## SUMMARY OF ACCOMMODATION:

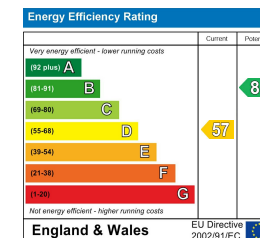
- NO ONWARD CHAIN
- OFF ROAD PARKING FOR SEVERAL CARS
- THREE DOUBLE BEDROOMS
- CORNER PLOT

## ADDITIONAL INFO:

Approx.net floor area: 92 sq.m/ 997 sq.ft.

Local Authority:  
Reading Borough Council Council Tax Band: C

Approx. Distances:  
Tilehurst Train Station: 1.9 Miles  
M4 motorway (J12): 1.9 Miles  
Tilehurst village centre: 0.8 Miles



## VIEWING STRICTLY BY APPOINTMENT:

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