



68 Granville Road  
Reading, RG30 3PZ

Offers in excess of £260,000 Freehold

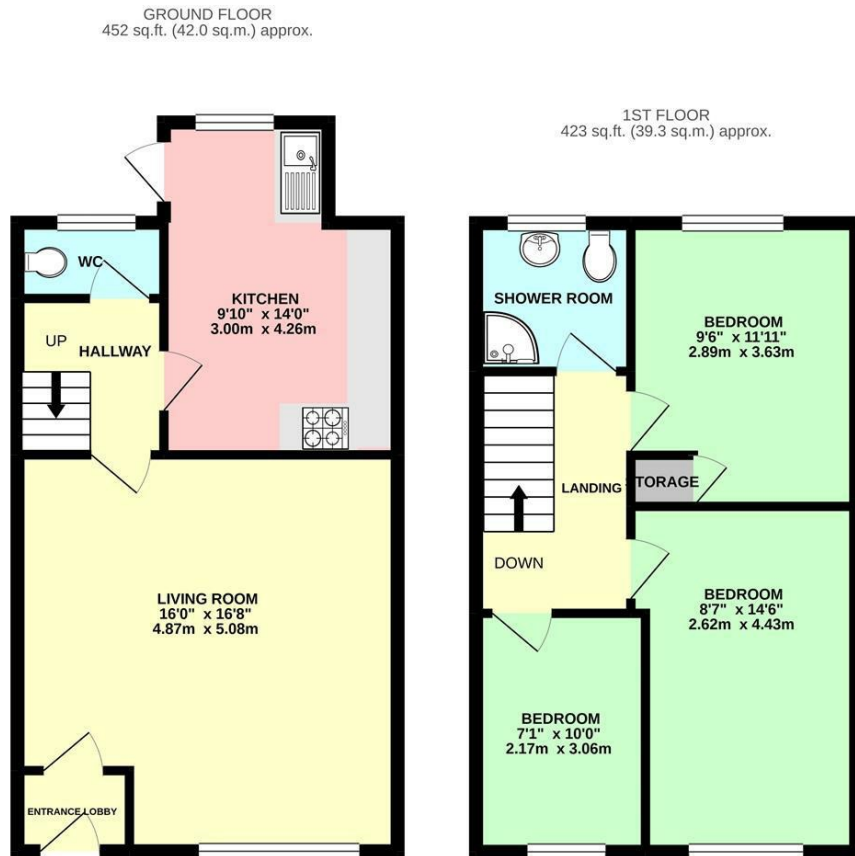
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# 68 Granville Road

## DESCRIPTION:

VP - Presented to the market is this spacious 3 bedroom end terrace house situated just off the A4 Bath Road offering convenient access to Reading town centre, Reading mainline station, M4 J12 plus walking distance to supermarkets, local shops, schools and Prospect Park.

The accommodation consists of entrance lobby, front aspect living area, rear aspect kitchen, downstairs WC, 3 bedrooms and a shower room. Other benefits include an enclosed rear garden and is on for sale with no onward chain.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- CLOSE TO READING TOWN CENTRE
- 3 BEDROOMS
- DOWNSTAIRS WC
- CLOSE TO READING MAINLINE STATION
- ENCLOSED REAR GARDEN

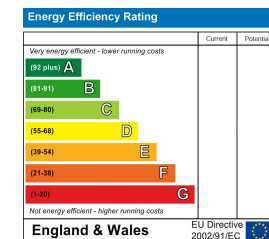
## ADDITIONAL INFO:

Approx.net floor area: 81.2 sq.m/874 sq.ft  
 Local Authority: Reading Borough Council : Tax Band: C

Approx. Distances:  
 Reading Town Centre: 1.5 Miles  
 Distance to M4 (J12): 3 Miles

## VIEWING STRICTLY BY APPOINTMENT:

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