



*Village Properties*

**28 Warborough Avenue**  
Tilehurst, RG31 5LA

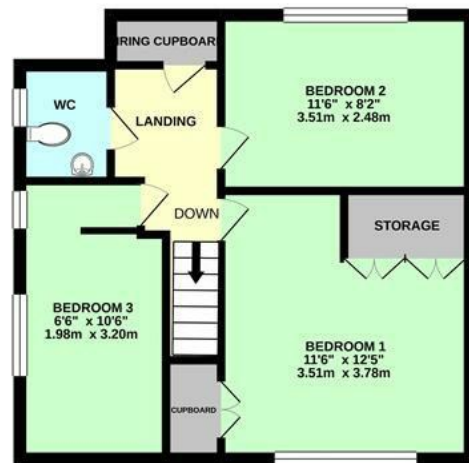
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Offers in excess of £350,000 Freehold



*VillageProperties.co.uk*

# 28 Warborough Avenue



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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 - Presented to the market is this three bedroom semi detached house offered with no onward chain. The property comprises entrance hall, bathroom, open plan living/dining room and kitchen. On the first floor there are three bedrooms and a WC. There is off road parking and side access to the garden. The rear garden is private, with a patio area and lawn.

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- THREE BEDROOMS
- SIDE ACCESS
- LITTLE HEATH SCHOOL CATCHMENT

## ADDITIONAL INFO:

Approx.net floor area: 92 sq.m/ 990 sq.ft

Local Authority: West Berkshire Council Tax Band: D

Approx. Distances:

Tilehurst Railway Station: 2.2 Miles

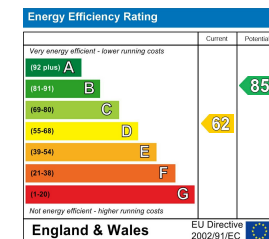
M4 (J12): 2.4 Miles

## VIEWING STRICTLY BY APPOINTMENT:

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