



Village Properties

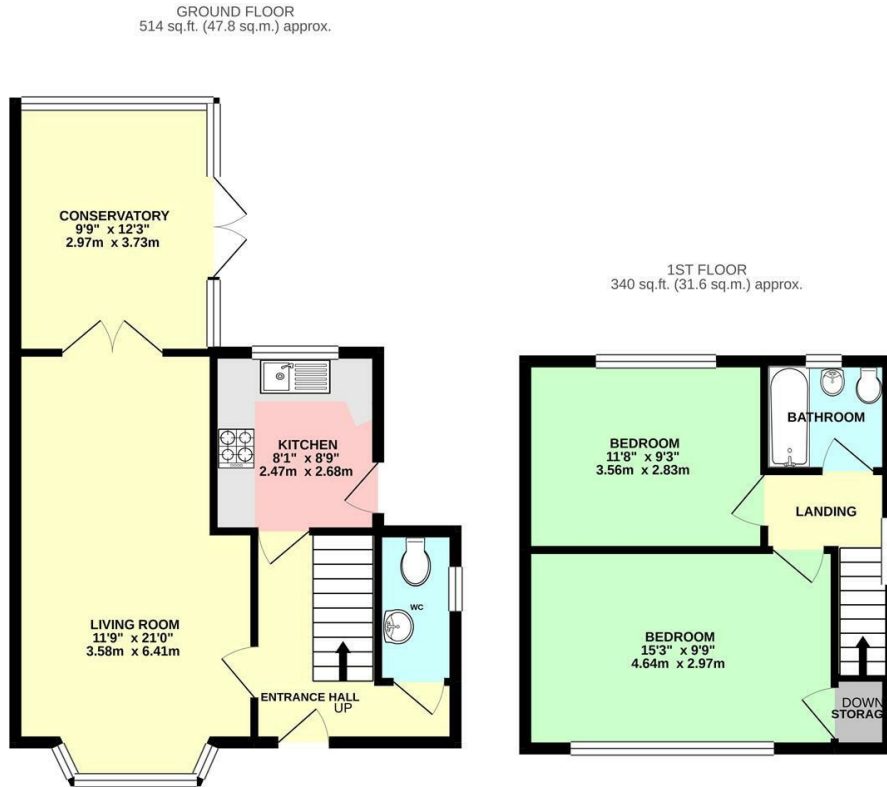
56 Longworth Avenue
Tilehurst, RG31 5JY

Guide price £335,000 Freehold



VillageProperties.co.uk

56 Longworth Avenue



TOTAL FLOOR AREA: 854 sq.ft. (79.3 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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DESCRIPTION:

VP - THIS PROPERTY WILL REMAIN AVAILABLE FOR VIEWINGS UNTIL SATURDAY 19TH SEPTEMBER. ANY INTERESTED PARTIES WILL NEED TO SUBMIT A BEST AND FINAL OFFER BY MONDAY 21ST SEPTEMBER 2020. Presented to the market is this two double bedroom semi detached house located in one of Tilehurst's most sought after roads, within catchment for both Birch Copse Primary and Little Heath secondary schools. The property comprises entrance hallway, downstairs WC, refitted kitchen, and living/dining room leading into the conservatory. On the first floor there are two double bedrooms and a bathroom. The rear garden is circa 100ft in depth and there is off road parking for several cars.

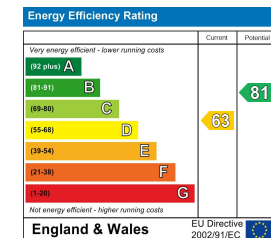
SUMMARY OF ACCOMMODATION:

- TWO DOUBLE BEDROOMS
- CONSERVATORY
- AMPLE PARKING
- ADDED DOWNSTAIRS WC
- REFITTED KITCHEN
- CIRCA 100 FT REAR GARDEN

ADDITIONAL INFO:

Approx.net floor area: 79.3 sq.m/ 854 sq.ft.
Local Authority: West Berkshire Council
Council Tax Band: D

Approx. Distances:
M4 motorway (J12): 2.4 Miles
Reading mainline station: 4.9 Miles



VIEWING STRICTLY BY APPOINTMENT:

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