



Village Properties

2 Gipsy Lane
Tilehurst, RG30 6DJ

Offers in excess of £325,000 Freehold



VillageProperties.co.uk

2 Gipsy Lane

DESCRIPTION:

Presented to the market is this three bedroom semi detached character property that has been extended by the current owner and finished off to a high spec. The property comprises entrance hallway, refitted bathroom suite with a waterfall shower, open plan living/dining and kitchen area with bi-fold doors into the rear garden. There is an option to have a third bedroom downstairs or another separate reception room/study. On the first floor there are two generous size double bedrooms. The front and rear gardens are mainly laid to lawn with patio areas and an outbuilding shed. Other benefits include a total rewire, one year old boiler and a south east facing garden.

Tilehurst is a busy, vibrant village on the western side of Reading. Very popular with families, Tilehurst has a large range of schools and several local shopping parades as well as superb communications, being just a few minutes drive from J12 of the M4 and with Tilehurst station being just one stop from Reading with its 30 minute trip to London Paddington.

SUMMARY OF ACCOMMODATION:

- LESS THAN 1 MILE TO TILEHURST STATION
- NO ONWARD CHAIN
- CHARACTER PROPERTY
- LOCAL PARKS NEARBY
- EXTENDED AND REFURBISHED
- NO THROUGH ROAD

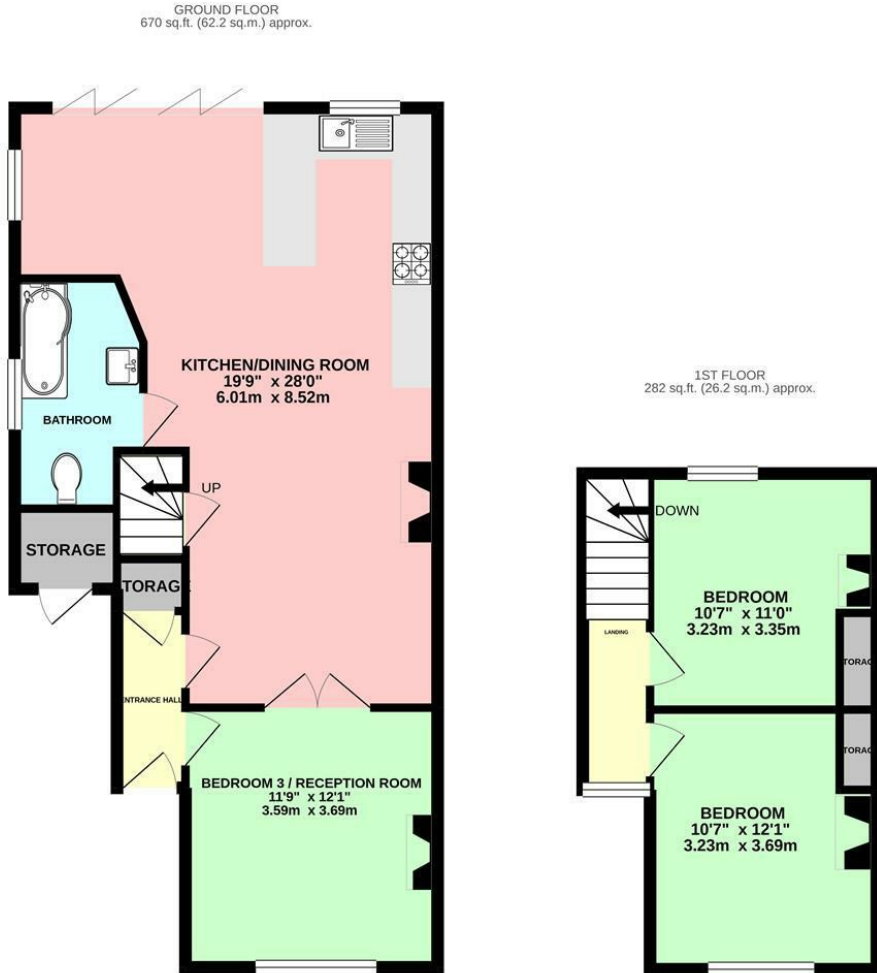
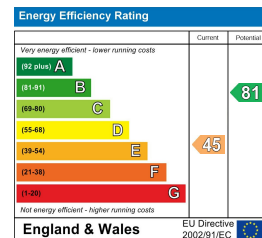
ADDITIONAL INFO:

Approx.net floor area: 952 sq.ft/ 88.4 sq.m
Local Authority: Reading Borough Council Tax Band: C

Approx. Distances:
Tilehurst Railway Station: 0.5 Miles
Distance to M4 motorway (J12): 3 Miles

VIEWING STRICTLY BY APPOINTMENT:

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TOTAL FLOOR AREA: 952 sq.ft. (88.4 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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