



*Village Properties*

**2 Ogmore Close**  
Tilehurst, RG30 4SX

Guide price £350,000 Freehold



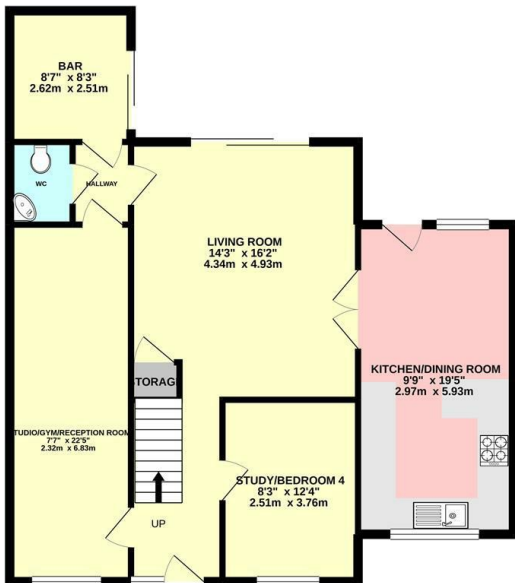
*VillageProperties.co.uk*

# 2 Ogmore Close

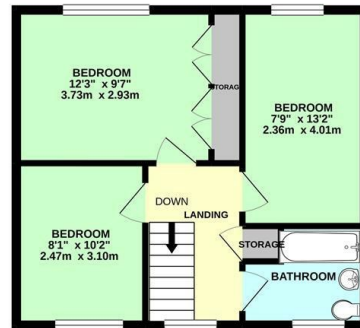
## DESCRIPTION:

VP - presented to the market is this versatile extended three/four bedroom end of terrace house. The property comprises entrance hallway, study/bedroom four, studio/gym reception room, living room, kitchen/diner, WC and bar area. On the first floor there are three generous bedrooms and a bathroom. The property has parking for several cars and the rear garden is mainly laid to lawn with patio areas and side access.

GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.7 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:

- EXTENDED
- CORNER PLOT
- STUDIO & OFFICE
- THREE/FOUR BEDROOMS
- AMPLE OFF ROAD PARKING
- BAR

## ADDITIONAL INFO:

Approx net floor area: 119.7 sq.m/ 1289 sq.ft

Local Authority: Reading Borough Council

Tax Band: C

Approx. Distances:

Tilehurst Railway Station: 1.4 Miles

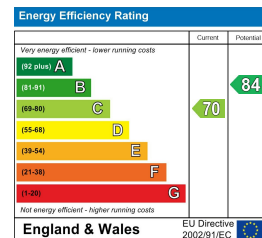
M4 motorway (J12): 2.6 Miles

## VIEWING STRICTLY BY APPOINTMENT:

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