



18 Magpie Way
Tilehurst, RG31 4SJ



Guide price £372,500 Freehold

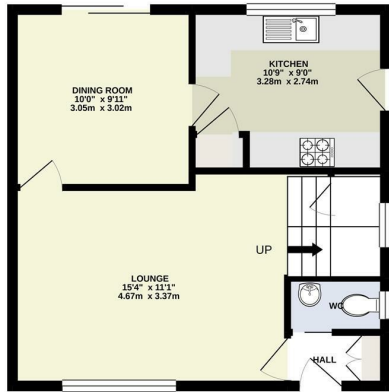
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18 Magpie Way

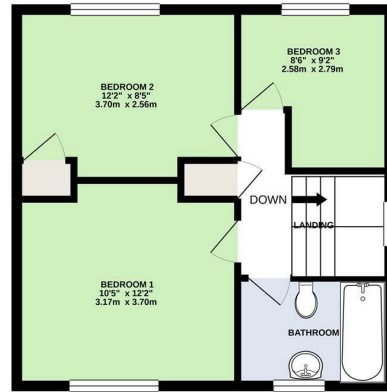
DESCRIPTION:

VP - NO ONWARD CHAIN. Presented to the market is this three double bedroom semi detached house with off road parking and a garage. The property is located in a cul de sac within easy access to schools, shops, bus routes and the M4 junction 12. The property comprises entrance hall, WC, living room, dining room and a refitted kitchen. On the first floor there are three generous size bedrooms and a refitted bathroom suite. The rear garden offers side access, patio areas and lawn.

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 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 misstatement. 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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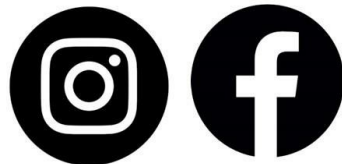
SUMMARY OF ACCOMMODATION:

- SEMI DETACHED HOUSE
- GARAGE
- UPDATED BATHROOM & KITCHEN
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC

ADDITIONAL INFO:

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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