



7 Ayrton Senna Road
Tilehurst, RG31 4JQ

Offers in excess of £385,000 Freehold

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7 Ayrton Senna Road

DESCRIPTION:

VP - Presented to the market is this immaculate three bedroom semi detached house located in a cul de sac with easy access to local shops, frequent bus services, various reputable schools (Birch Copse, Springfield & St Paul's Primary and Little Heath Secondary) are all situated close by. The property comprises entrance hallway, downstairs cloakroom, refitted kitchen/dining room, living room with double doors into the garden. On the first floor there are three generous size bedrooms and a refitted bathroom suite. There is off road parking for 2/3 cars.

SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- OFF ROAD PARKING
- CUL DE SAC
- CLOSE TO SCHOOLS
- REFITTED KITCHEN/DINING ROOM
- SIDE ACCESS
- GAS CENTRAL HEATING
- STUNNING CONDITION

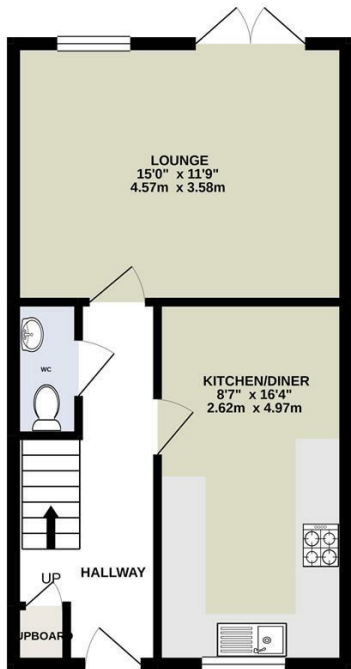
ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

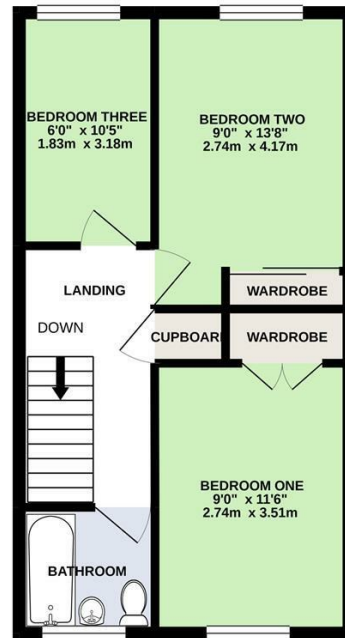
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

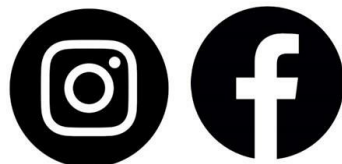


1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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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