



385 Norcot Road
Tilehurst, RG30 6AB



Guide price £345,000 Freehold

VillageProperties.co.uk

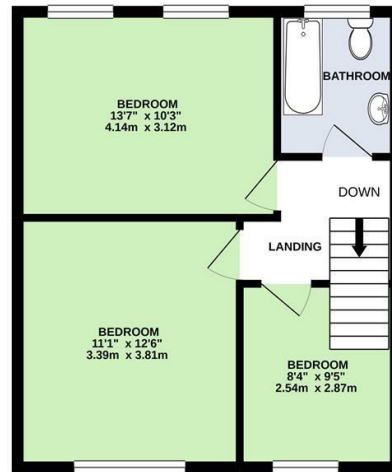
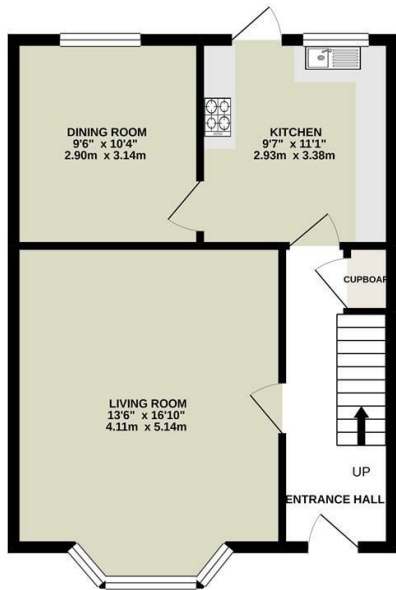
385 Norcot Road

DESCRIPTION:

VP - No onward chain. Presented to the market is this three bedroom semi detached house with excellent access to shops, schools, bus routes and Reading Town centre. The property comprises entrance hallway, bay fronted living room, dining room and kitchen. On the first floor there are three bedrooms and a bathroom. The rear garden has a patio area, lawn, side access and an outbuilding.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.

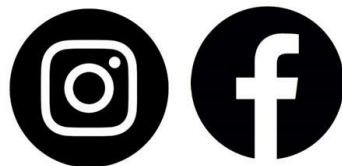


TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.

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:

- SEMI DETACHED
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- OUTBUILDING
- GAS CENTRAL HEATING
- THREE BEDROOMS

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
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W: www.villageproperties.co.uk

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	

92 School Road
Reading
RG31 5AU