

# Vp

90 Fairford Road  
Tilehurst, RG31 6QP

Guide price £435,000 Freehold

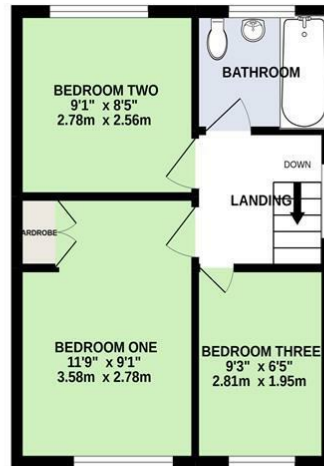
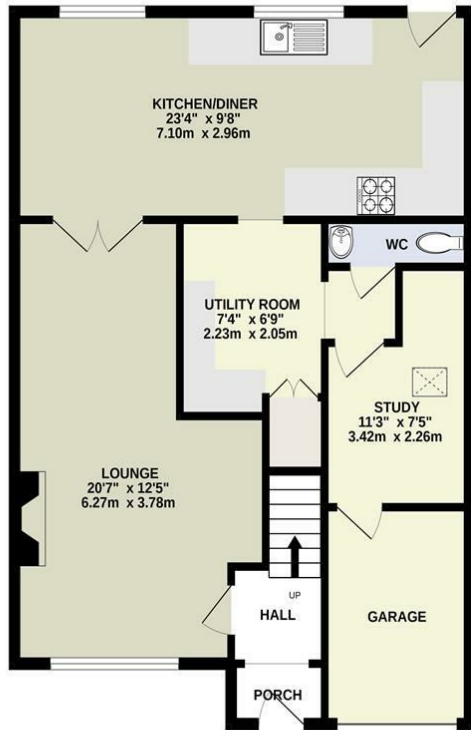


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# 90 Fairford Road

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.

1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 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 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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## DESCRIPTION:

VP - Presented to the market is this extended three bedroom semi detached house with off road parking and located conveniently to schools, shops and transport links. The property comprises entrance hallway, living room, kitchen/dining room, utility room, WC and study. There is also access to the garage/storage room. On the first floor there are three bedrooms and a bathroom. The rear garden has a mixture of patio/decking and lawn.

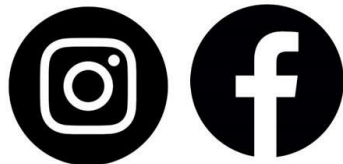
## SUMMARY OF ACCOMMODATION:

- EXTENDED
- STUDY ROOM
- SEMI DETACHED
- KITCHEN/DINING ROOM
- GARDEN
- THREE BEDROOMS
- DOWNSTAIRS WC
- GAS CENTRAL HEATING
- UTILITY ROOM
- OFF ROAD PARKING

## 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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## VIEWING STRICTLY BY APPOINTMENT:

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