

# Vp

99 Rodway Road  
Tilehurst, RG30 6EJ

Guide price £350,000 Freehold



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# 99 Rodway Road

GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 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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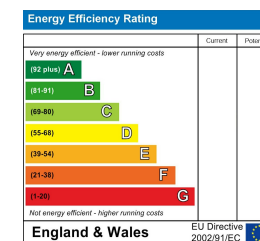
## DESCRIPTION:

VP - Presented to the market is this three bedroom semi detached house located 0.3 miles to Tilehurst train station. The property comprises entrance porch and hall, living room, refitted kitchen and dining room. On the first floor there are three bedrooms and a bathroom. Externally there is a side access gate leading to the rear garden. The garden has a decking area, lawn and pathway leading to an office/outbuilding which has power and light.

## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- REFITTED KITCHEN
- SIDE ACCESS
- EXTENDED
- SEMI DETACHED
- DINING ROOM
- OFFICE/OUTBUILDING
- GAS CENTRAL HEATING

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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