



2 Tring Road
Tilehurst, RG31 6SE

Guide price £450,000 Freehold

VillageProperties.co.uk

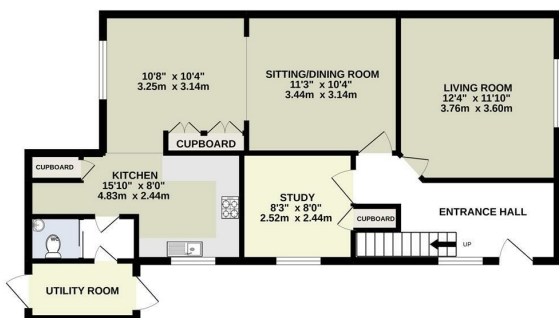
2 Tring Road

DESCRIPTION:

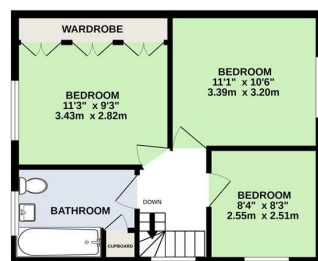
VP - This property will remain available for viewings until Monday 30th May, thereafter any interested parties will need to submit their best and final offer in writing by 10:00am on Tuesday 31st May 2022.

No onward chain, a three bedroom semi detached house with off road parking and a garage located within easy access to amenities, bus routes, schools and Tilehurst train station. The property comprises living room, extended sitting/dining room, kitchen, WC and utility room. On the first floor there are three bedrooms and a bathroom. Externally there are rear and front gardens and seating areas.

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.4 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:

- THREE BEDROOMS
- SEMI DETACHED
- GARAGE
- NO ONWARD CHAIN
- EXTENDED
- OFF ROAD PARKING
- DOWNSTAIRS WC
- TWO RECEPTION ROOMS

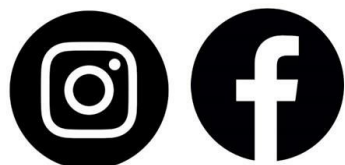
ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
E: sales@villageproperties.org
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	

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