



218 Rodway Road
Tilehurst, RG30 6EE



Guide price £350,000 Freehold

VillageProperties.co.uk

218 Rodway Road

DESCRIPTION:

VP - NO ONWARD CHAIN

Presented to the market is this three bedroom semi detached house located towards the end of a cul de sac and circa 0.7 miles to Tilehurst train station. The property comprises living/dining room, kitchen, utility/room, three bedrooms and a bathroom. There is an enclosed rear garden, side access and the potential to create off road parking subject to planning and approval.

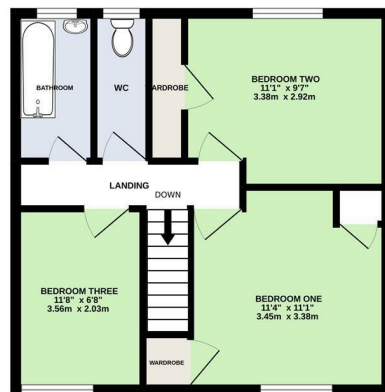
Council tax band - C

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- GARDEN
- UTILITY/OFFICE OPTION
- THREE BEDROOMS
- SEMI DETACHED
- 0.7 MILES TO TILEHURST TRAIN STATION

GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 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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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	

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