



21 Tuscan Close
Tilehurst, RG30 6DF

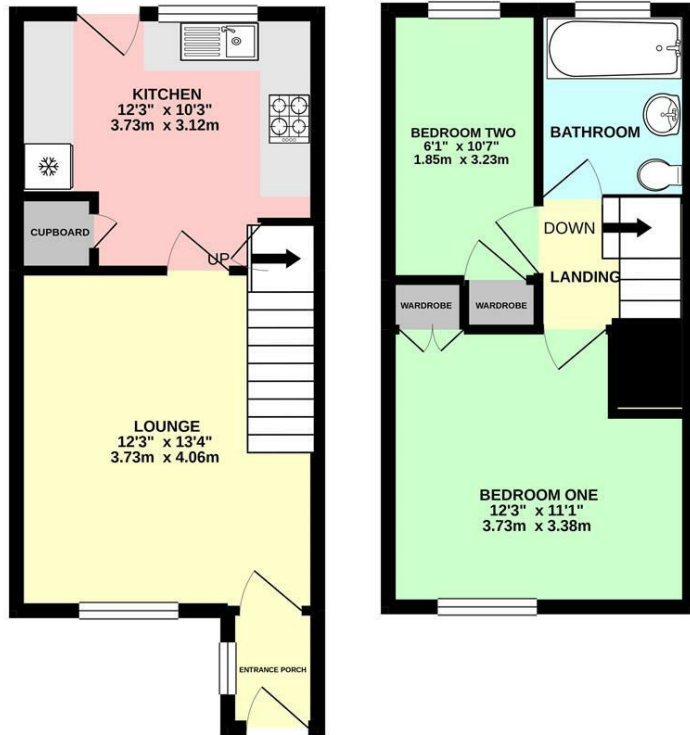
Offers in excess of £275,000 Freehold

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21 Tuscan Close

GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 - NO ONWARD CHAIN. Presented to the market is this well presented two bedroom terrace house with off road parking for two cars and a garage. The property comprises entrance porch, living room with under stairs storage, fitted kitchen with door to an enclosed rear garden. On the first floor there are two bedrooms and a bathroom.

SUMMARY OF ACCOMMODATION:

- TWO BEDROOM HOUSE
- GARAGE
- CUL DE SAC LOCATION
- NO ONWARD CHAIN
- OFF ROAD PARKING
- REFITTED KITCHEN
- ENCLOSED REAR GARDEN

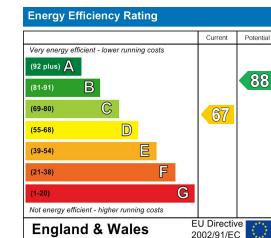
ADDITIONAL INFO:

Approx.net floor area: 53.4 sq.m/ 575 sq.ft
Local Authority: Reading Borough Council Tax Band: C

Approx. Distances to:
Tilehurst Railway Station: 1.8 Miles
M4 motorway (J12): 3.2 Miles

VIEWING STRICTLY BY APPOINTMENT:

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