




45 Gratwicke Road, Tilehurst, Reading, Berkshire, RG30 4TU
£1,495 Per month

- 3 BEDROOM SEMI
- LOUNGE
- DINNING ROOM
- FAMILY BATHROOM
- MATURE 80 FOOT GARDEN
- AVAILABLE MARCH
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOUBLE GLAZING AND CENTRAL HEATING
- DOUBLE GARAGE

A magnificent 1930's built bay-windowed semi, available to let from April 2016. Located within walking distance to Tilehurst Village with everyday amenities, a regular bus service and popular local schools. The accommodation features Lounge, dining room, kitchen/breakfast room with oven and hob, utility room, 3 bedrooms, bathroom with shower. The property benefits from double glazing, gas central heating, double length garage and an 80 foot mature garden with large patio.

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 	

INTERESTING INFO

DIRECTIONS

CONTACT

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