



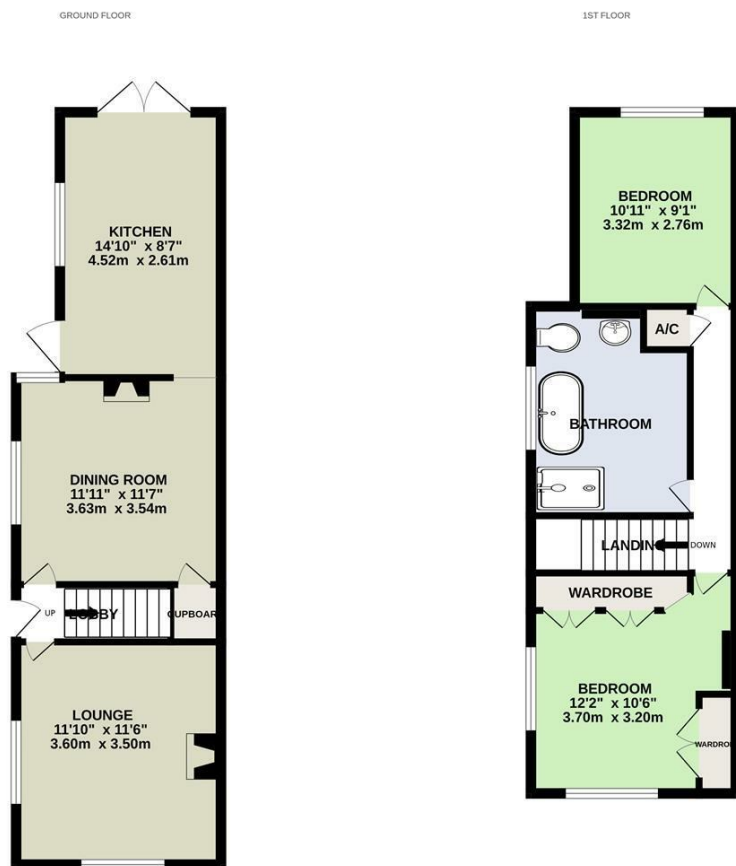
17 Downing Road
Tilehurst, RG31 5BA



Guide price £315,000 Freehold

[VillageProperties.co.uk](https://www.villageproperties.co.uk)

17 Downing Road



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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. Made with Metropex ©2023

DESCRIPTION:

VP - Presented to the market is this charming Victorian end of terrace property located in the heart of Tilehurst Village centre. The property is within a short walk to local amenities, Park Lane primary school, frequent bus services and offers easy access to Tilehurst train station, and the M4 Junction 12.

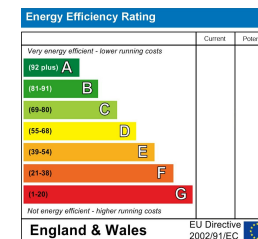
The accommodation includes, front aspect lounge, dining room and kitchen. On the first floor you'll find two double bedrooms, a larger than average bathroom with shower and free standing bathtub. Other benefits include a 100ft rear garden, large decking area and fire place.

Council tax band - C

SUMMARY OF ACCOMMODATION:

- SIDE ACCESS
- LOUNGE WITH FIREPLACE
- VILLAGE CENTRE LOCATION
- 1.3 MILES TO TILEHURST TRAIN STATION
- TWO BEDROOMS
- APPROX 100FT REAR GARDEN
- 2.2 MILES TO M4 JUNCTION 12

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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