



71 Elvaston Way
Tilehurst, RG30 4LX



Guide price £300,000 Freehold

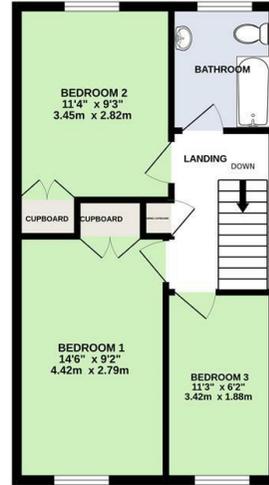
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GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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 - Presented to the market is this three bedroom house situated on a walkway overlooking a pleasant green within walking distance to local schools, frequent bus services to Reading town centre, Meadway sports centre plus easy reach to local shops and supermarkets.

The accommodation consists of entrance porch, front aspect living area, rear aspect dining room, kitchen and access to the garden. On the first floor there are three bedrooms and a bathroom. Other benefits include a garage at the rear of the property (with garden access).

Council tax band - C

SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- KITCHEN
- GARDEN
- GARAGE
- DINING ROOM
- OVERLOOKING A GREEN

ADDITIONAL INFO:

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	

VIEWING STRICTLY BY APPOINTMENT:

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