



29 Arbroath Road  
Tilehurst, RG30 4EF

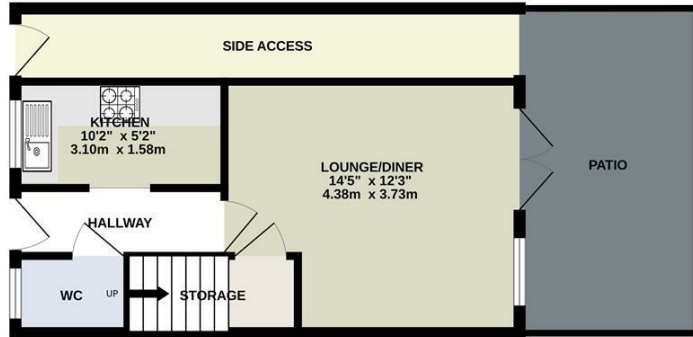


Guide price £305,000 Freehold

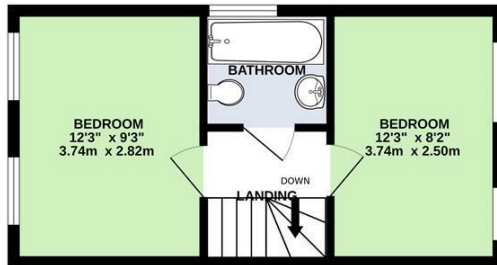
[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 29 Arbroath Road

GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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 is given as to their operability or efficiency can be given.  
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## DESCRIPTION:

VP - Presented to the market is this spacious two-bedroom two-bathroom end terrace house with solar panels, double-glazed windows, central heating, a private garden and side access. The property is within walking distance to local schools, amenities, parks and frequent public buses into Reading.

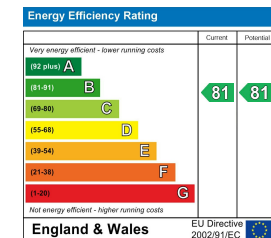
Internally, the property comprises an entrance hallway, a front aspect kitchen, downstairs W/C and a spacious open-plan living/dining area with natural light from the garden. On the first floor there are two double bedrooms with ample space for wardrobes and drawer units, and a bathroom suite. Extra storage space is available in the insulated loft.

Council Tax Band C - Reading Borough Council

## SUMMARY OF ACCOMMODATION:

- TWO DOUBLE BEDROOMS
- DOWNSTAIRS W/C
- SIDE ACCESS
- CLOSE TO BUS ROUTES
- SOLAR PANELS
- END OF TERRACE
- EXCELLENT CONDITION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- MODERN DEVELOPMENT

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk

92 School Road  
Reading  
RG31 5AU

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