



24 Combe Road  
Tilehurst, RG30 4NE

Guide price £325,000 Freehold



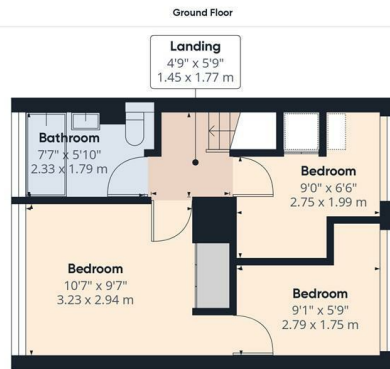
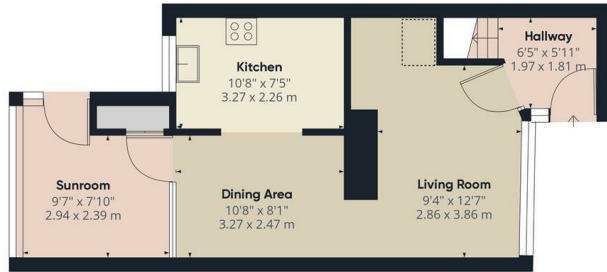
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# 24 Combe Road

## DESCRIPTION:

VP - Presented to the market is this two plus one terrace house in excellent condition and located with easy access to local schools, amenities, bus routes and parks. The property comprises entrance hallway, living room, kitchen/dining room and sun room. On the first floor the current sellers have divided the front bedroom into two rooms, one accessed from the master bedroom. There is also a bathroom suite. Externally there is a garage nearby and you have access from the rear garden to the garage in block.

Council tax band - C



Approximate total area<sup>(1)</sup>  
767.55 ft<sup>2</sup>  
71.31 m<sup>2</sup>

Reduced headroom  
6.57 ft<sup>2</sup>  
0.61 m<sup>2</sup>

(1) Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

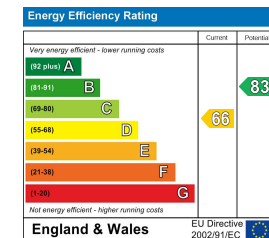
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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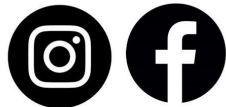
## SUMMARY OF ACCOMMODATION:

- TWO PLUS ONE BEDROOMS
- CLOSE TO SCHOOLS
- SUN ROOM
- GARAGE IN BLOCK
- REFITTED KITCHEN/DINING AREA
- CIRCA 70FT SOUTH FACING REAR GARDEN
- 360 VIRTUAL TOUR
- FREEHOLD

## ADDITIONAL INFO:



Get Social



## VIEWING STRICTLY BY APPOINTMENT:

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