

# Vp

250 Rodway Road  
Tilehurst, RG30 6EG

Guide price £350,000 Freehold



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# 250 Rodway Road



Ground Floor



Floor 1

Approximate total area<sup>a)</sup>  
924.07 ft<sup>2</sup>  
85.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## DESCRIPTION:

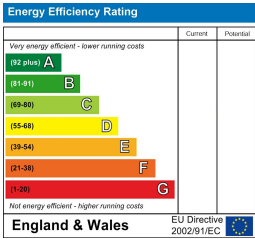
VP - Presented to the market is this extended three bedroom semi detached house located within excellent access to Tilehurst train station, local schools, amenities, bus routes and parks. The accommodation comprises entrance hallway, living room, office/bedroom, shower room and an open plan kitchen/dining room. On the first floor there are two bedrooms and a refitted bathroom suite. The rear garden is enclosed, with a patio and lawn area.

Council tax band - C

## SUMMARY OF ACCOMMODATION:

- TWO/THREE BEDROOMS
- EXTENDED TO THE SIDE AND REAR
- OFFICE/BEDROOM ON GROUND FLOOR
- ENCLOSED REAR GARDEN
- SEMI DETACHED
- REFITTED BATHROOMS
- DOWNSTAIRS SHOWER ROOM
- ON STREET PARKING

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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