



40 Lansdowne Road, Tilehurst, Reading, RG30 4QU
Offers in excess of £325,000 Freehold

- NO ONWARD CHAIN
- OFF ROAD PARKING
- 360 VIRTUAL TOUR
- CIRCA 60FT REAR GARDEN
- DOWNSTAIRS WC
- SIDE ACCESS GATE TO GARDEN

VP - This property will remain available for viewings until Thursday 8th May, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Friday 9th May 2025.

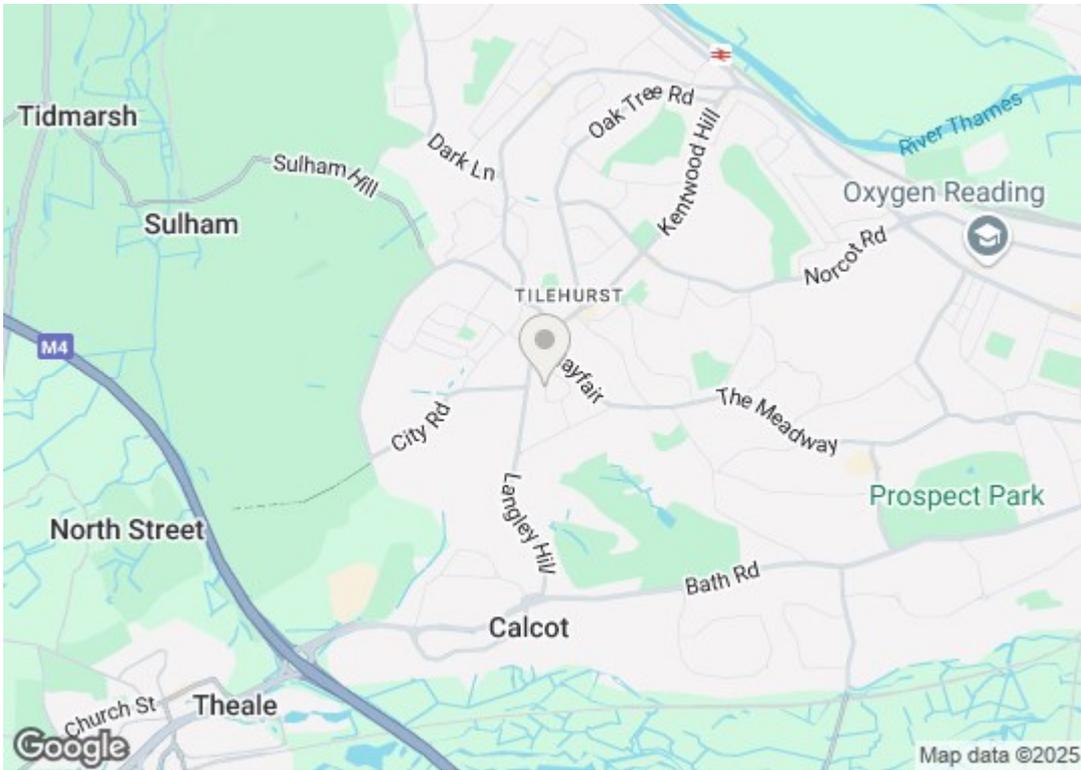
Presented to the market is this three bedroom mid-terrace house, for those seeking a project to make their own. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

With two bathrooms, convenience is at your fingertips, ensuring that morning routines run smoothly for all occupants. The property also benefits from off-road parking for up to four vehicles, a rare find in this desirable location, providing ample space for family and visitors alike.

While the house is in need of modernisation, this offers a blank canvas for potential buyers to infuse their personal style and preferences. The absence of an onward chain simplifies the buying process, allowing for a quicker move-in date.

Situated close to the centre of Tilehurst, residents will enjoy easy access to local amenities, including shops, schools, and parks, making it a convenient choice for everyday living. This property is a fantastic opportunity for those looking to invest in a home with great potential in a sought-after area. Don't miss your chance to transform this house into your dream home.

Council tax band - C



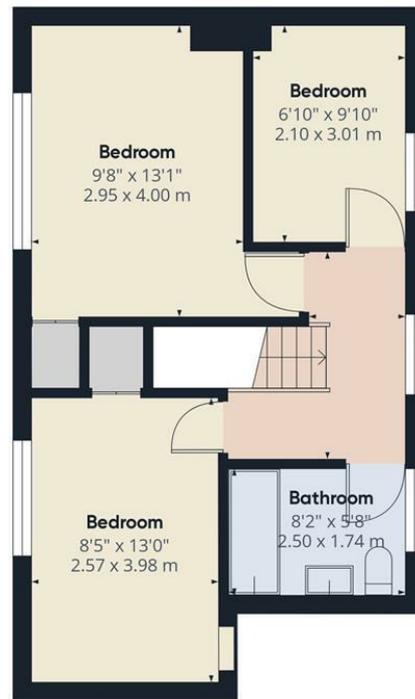
ADDITIONAL INFORMATION

DIRECTIONS

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area[®]
956.71 ft²
88.88 m²

(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



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