



31 Gratwicke Road
Tilehurst, RG30 4TU

Offers in the region of £450,000 Freehold



DESCRIPTION
VP - NO ONWARD CHAIN

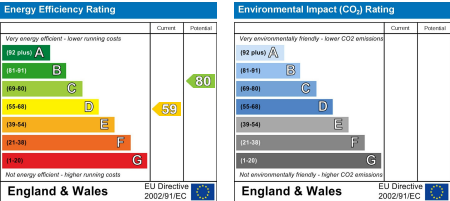
Presented to the market is this three bedroom semi detached house with off road parking and circa 100ft rear garden. The property is located within excellent access to Tilehurst centre, amenities, bus routes, local schools and parks. The property comprises entrance hallway, living/Sun room, dining room and kitchen. On the first floor there are three generous size bedrooms and a bathroom suite.

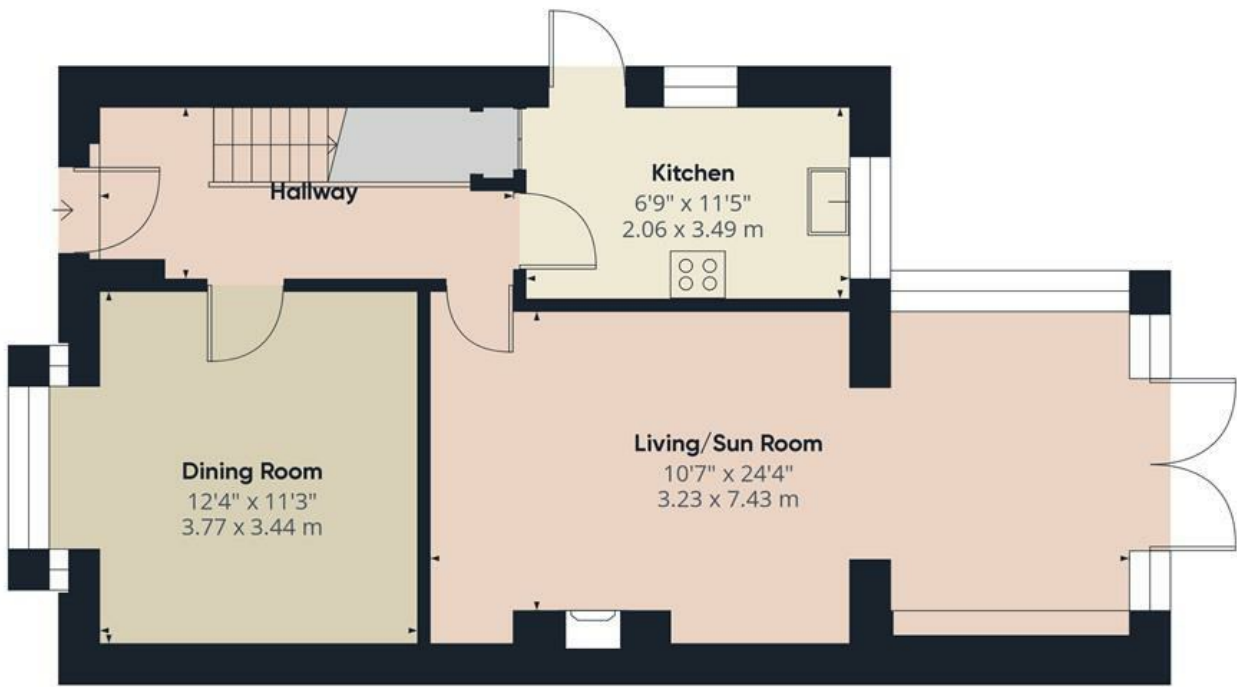
Externally, the garden is very well maintained and is circa 100ft in length, with a detached garage and a cabin located at the back of the garden.

Council tax band - D

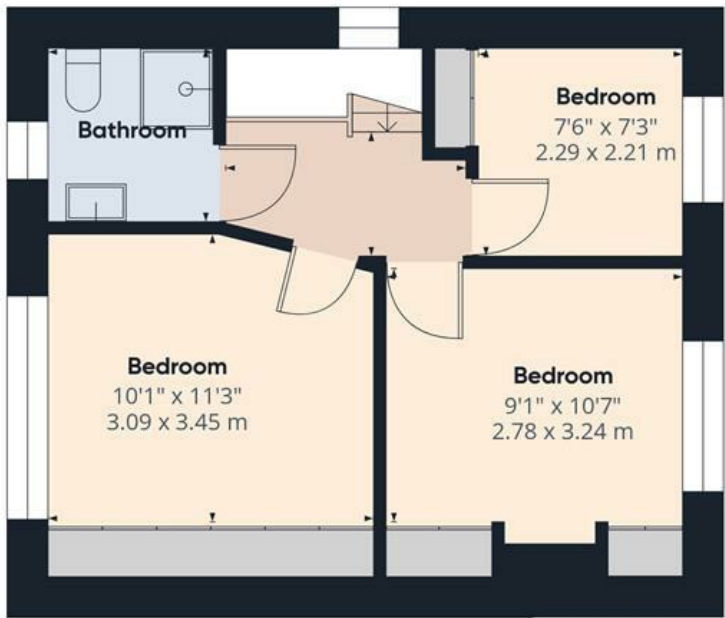
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- DETACHED GARAGE
- DRIVEWAY
- THREE BEDROOMS
- SUN ROOM
- EXCELLENT CONDITION
- SHORT WALK TO TILEHURST TRIANGLE
- SHORT WALK TO LOCAL SCHOOLS





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

982.75 ft²

91.3 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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