



15 Lingholm Close
, RG30 4JS

Guide price £400,000 Freehold



DESCRIPTION

VP - NO ONWARD CHAIN.

This charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The house features three inviting reception rooms, including a delightful sun room that bathes the interior in natural light, creating a warm and welcoming atmosphere.

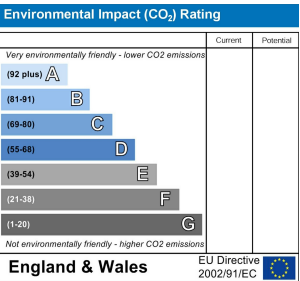
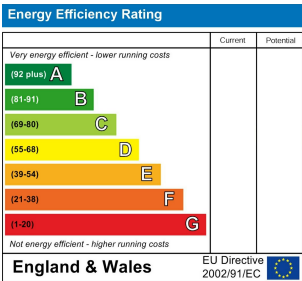
The private landscaped rear garden is a true highlight, providing a serene outdoor space perfect for relaxation or entertaining guests. Additionally, the property includes a convenient storage shed, ensuring that all your gardening tools and outdoor equipment can be neatly tucked away.

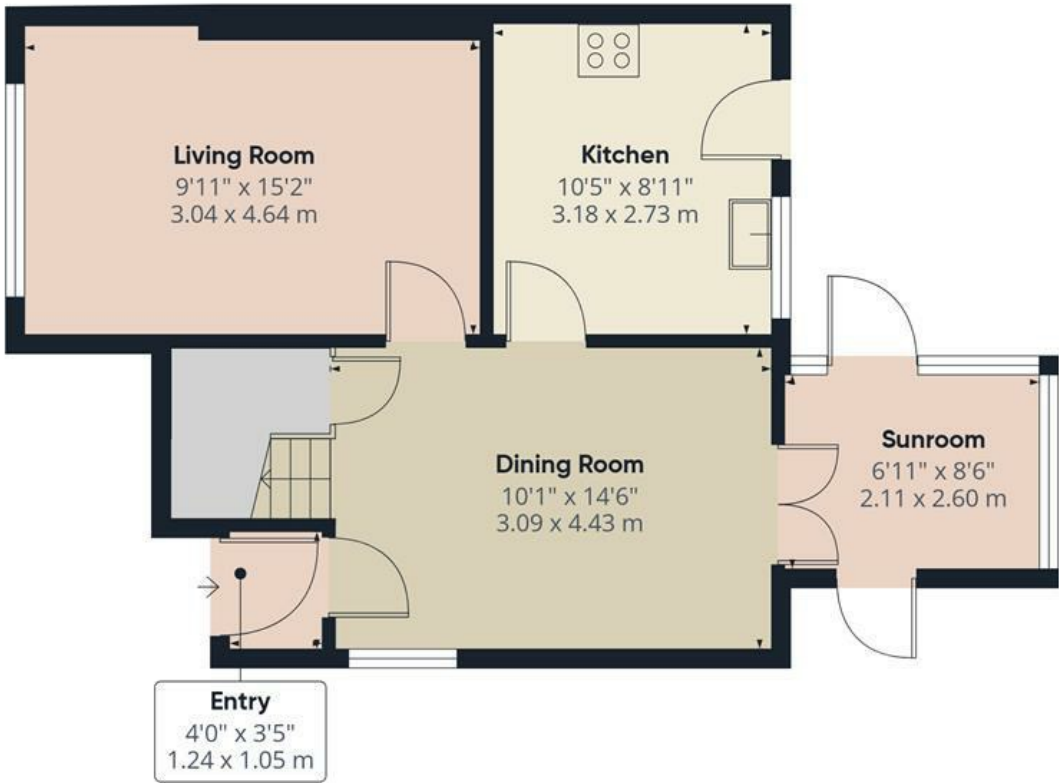
With off-road parking available, you will never have to worry about finding a space. The location is particularly advantageous, being in close proximity to local schools, essential amenities, and bus routes, making commuting a breeze. Furthermore, the M4 motorway junction 12 is just a short drive away, offering excellent transport links to nearby towns and cities.

This property is offered with no onward chain, allowing for a smooth and efficient purchase process. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a sound investment, this home in Tilehurst is not to be missed. Come and experience the charm and convenience of this delightful

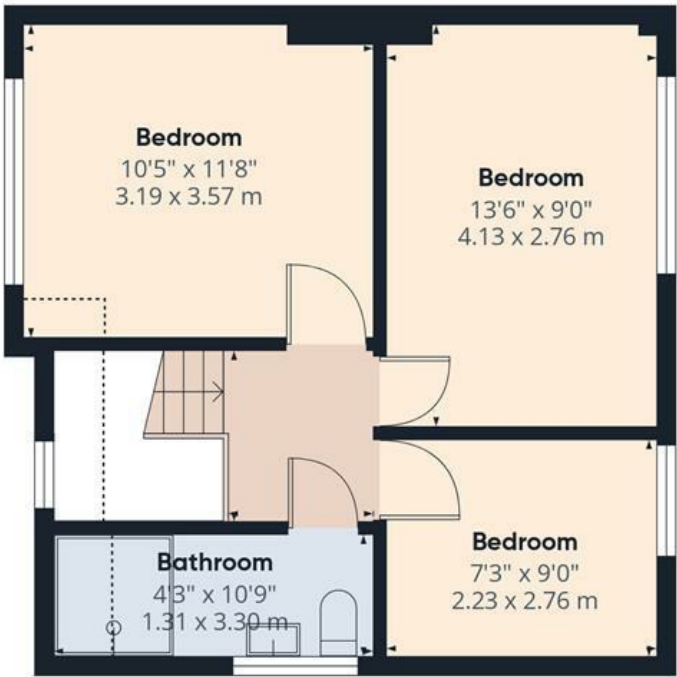
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- SUN ROOM
- OFF ROAD PARKING
- STORAGE/SHED





Ground Floor



Floor 1



Approximate total area⁽¹⁾
899 ft²
83.4 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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