

# Vp

41 Gratwicke Road  
Tilehurst, RG30 4TU

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Guide price £500,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

# 41 Gratwicke Road

## DESCRIPTION:

VP - 360 VIRTUAL TOUR. Presented to the market is this three bedroom semi-detached home, located 0.3 miles from the centre of Tilehurst village. The accommodation comprises entrance hallway, living room, utility room, shower room and an extended open plan kitchen/dining living area. On the first floor there are three bedrooms and a bathroom.

The rear the garden is circa 100ft in length, there is a large patio area, lawn/seating options to entertain, office/outbuilding with electrics and insulated. To the front there is off-road parking, ev charging point and side access.

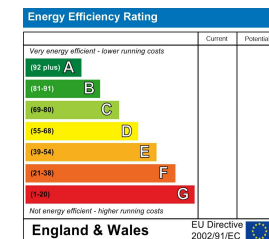
Gratwicke Road has excellent access to a variety of amenities which include; popular local schools, regular bus services into Reading Town centre, village shops, recreation grounds and Tilehurst train station.

Council Tax Band D

## SUMMARY OF ACCOMMODATION:

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- DOWNSTAIRS SHOWER ROOM
- OPEN PLAN KITCHEN/DINING LIVING
- CIRCA 100ft REAR GARDEN
- SIDE ACCESS
- EV CHARGING POINT
- UTILITY ROOM
- SEPARATE LIVING ROOM
- OFFICE/OUTBUILDING (POWER & INSULATED)
- 360 VIRTUAL TOUR

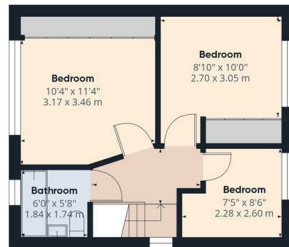
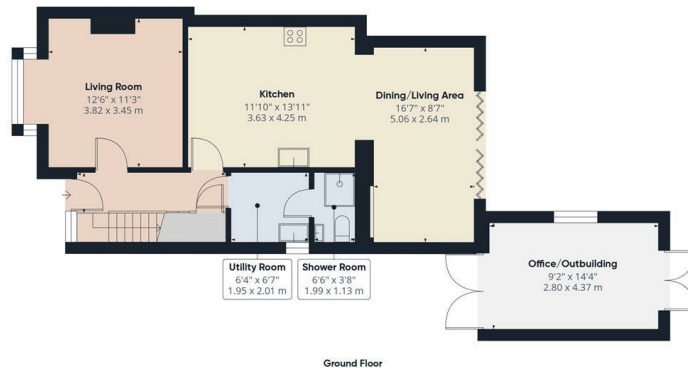
## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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W: [www.villageproperties.co.uk](http://www.villageproperties.co.uk)

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Reading  
RG31 5AU



Approximate total area<sup>(1)</sup>  
1123 ft<sup>2</sup>  
104.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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