



250 Rodway Road
Tilehurst, RG30 6EG

Guide price £350,000 Freehold



DESCRIPTION
VP - NO ONWARD CHAIN. Presented to the market is this versatile semi-detached house ideal for both families and professionals alike. With easy access to Tilehurst train station, bus routes, parks, local amenities, and schools, this property is ideally situated for convenient living.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a comfortable living and dining room, perfect for entertaining guests or enjoying family time. The ground floor also features a flexible reception room that can serve as a third bedroom or a study, along with a shower room and a well-appointed kitchen/dining room, ideal for culinary enthusiasts.

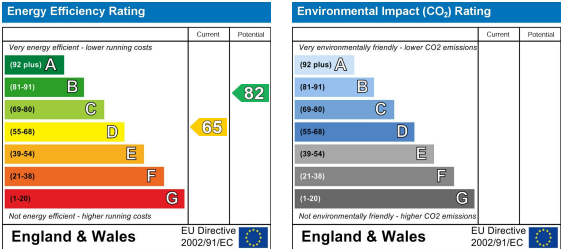
The first floor boasts two generously sized double bedrooms, providing ample space for relaxation and rest. A stylish bathroom suite completes this level, ensuring that all your needs are met.

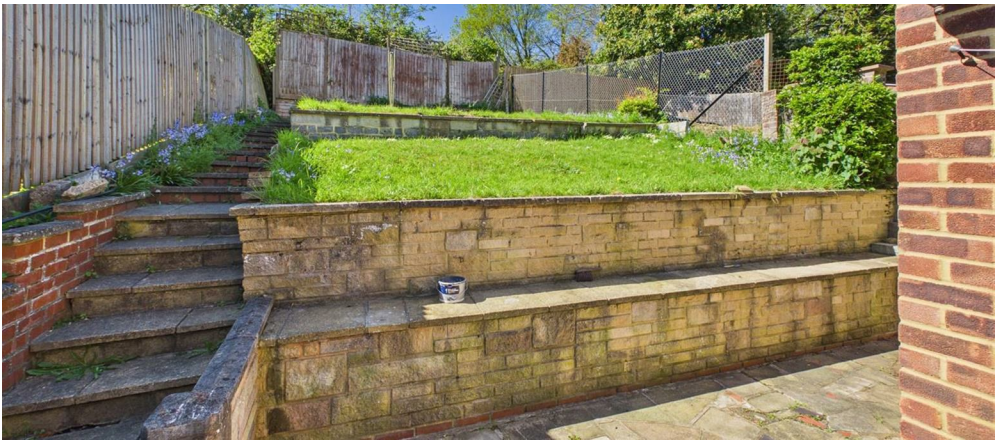
Externally, the property offers an enclosed rear garden, featuring both a patio and lawn area, perfect for outdoor gatherings, gardening, or simply enjoying the fresh air. This semi-detached house is not just a home; it is a lifestyle choice, combining comfort, convenience, and versatility in one delightful package. Whether you are looking to settle down or invest, this property is certainly worth considering.

Council tax band - C

SUMMARY OF ACCOMMODATION

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





Ground Floor



Floor 1



Approximate total area^{††}
924.07 ft²
85.85 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.

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