



44 Barton Road
Tilehurst, RG31 5NJ



Offers in excess of £310,000 Freehold

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44 Barton Road

DESCRIPTION:

VP - Presented to the market is this three bedroom house with easy access to Springfield primary and Little Heath secondary school. The property comprises entrance porch, living room, dining area and kitchen. On the first floor there are three generous size bedrooms and a refitted bathroom suite. The rear garden has a office outbuilding and rear access. Other benefits include gas central heating, bus routes leading to Reading town centre, Tilehurst train station and junction 12 of the M4 motorway. There is street parking at the front and rear of the property.

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



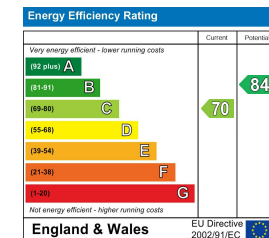
TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- KITCHEN/DINING AREA
- DOUBLE GLAZED WINDOWS
- OUTBUILDING OFFICE
- GAS CENTRAL HEATING
- REFITTED BATHROOM

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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