

# Vp

63 Coalport Way  
Tilehurst, RG30 6HY

Guide price £365,000 Freehold



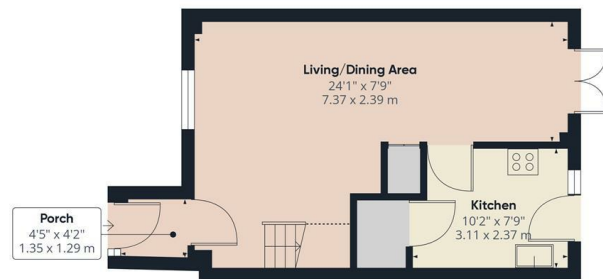
[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 63 Coalport Way

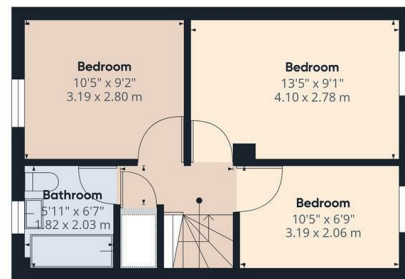
## DESCRIPTION:

VP - 360 Virtual Tour. Presented to the market is this smart three bedroom house with allocated parking and a garage. The property is located in a cul de sac and within walking distance to amenities, parks, schools and bus routes. The property comprises entrance porch, living/dining area and kitchen. On the first floor there are three generous size bedrooms and a bathroom suite. Externally the rear garden is a patio and lawn area. Internal viewings are highly recommended.

Council tax band - C



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

749.18 ft<sup>2</sup>  
69.6 m<sup>2</sup>

Reduced headroom

172.55 ft<sup>2</sup>  
1.49 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

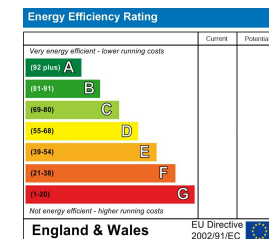
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- GARAGE
- CUL DE SAC LOCATION
- FITTED KITCHEN
- LIVING/DINING ROOM
- ALLOCATED PARKING
- 360 VIRTUAL TOUR
- CLOSE TO AMENITIES

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: [sales@villageproperties.org](mailto:sales@villageproperties.org)  
W: [www.villageproperties.co.uk](http://www.villageproperties.co.uk)

92 School Road  
Reading  
RG31 5AU

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