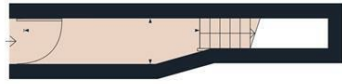


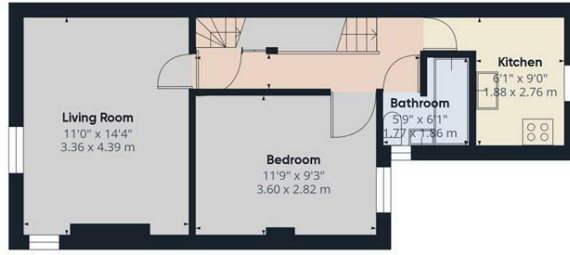


Westwood Road, Tilehurst, Reading, Berkshire, RG31 5PW
£1,200

- **TWO BEDROOMS**
- **SHARED OFF ROAD PARKING**
- **SHARED REAR GARDEN**
- **360 VIRTUAL TOUR**



Ground Floor



Floor 1



Floor 2

Approximate total area¹⁾
 623.66 ft²
 57.94 m²

Reduced headroom
 70.29 ft²
 6.53 m²

(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

Presented to the market is this two bedroom first floor maisonette located in the centre of the Tilehurst village. The property comprises entrance hallway, stairs to first floor, kitchen, living room and bedroom. On the second floor there is a further bedroom. Externally there is a shared driveway with the property below and also a shared rear garden.

Council tax band - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

INTERESTING INFO

DIRECTIONS

CONTACT

92 School Lane
 TileHurst
 RG31 5AU
 0118 9433 9000
Nikki@villageproperties.org