

Vp

31 Gratwicke Road
Tilehurst, RG30 4TU

Guide price £475,000 Freehold



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

31 Gratwicke Road

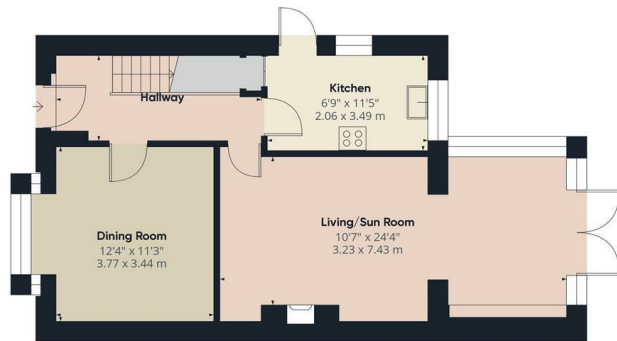
DESCRIPTION:

VP - 360 Virtual Tour Available.

Presented to the market is this three bedroom semi detached house with off road parking and circa 100ft rear garden. The property is located within excellent access to Tilehurst centre, amenities, bus routes, local schools and parks. The property comprises entrance hallway, living/Sun room, dining room and kitchen. On the first floor there are three generous size bedrooms and a bathroom suite.

Externally, the garden is very well maintained and is circa 100ft in length, with a detached garage and a cabin located at the back of the garden.

Council tax band - D



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
982.75 ft²
91.3 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.

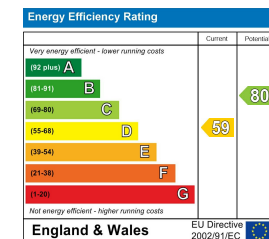
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

SUMMARY OF ACCOMMODATION:

- SEMI DETACHED
- DRIVEWAY
- SUN ROOM
- SHORT WALK TO TILEHURST TRIANGLE
- DETACHED GARAGE
- THREE BEDROOMS
- EXCELLENT CONDITION
- SHORT WALK TO LOCAL SCHOOLS

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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