



**Rannoch Street, Tilehurst, Reading, Berkshire.
RG30.**

£350,000 Freehold

Offered by Arins Property Services, this modern two double bedroom home built in 2016 is presented in excellent condition and available with no onward chain. The property features a bright living/dining room, modern kitchen, contemporary bathroom, private enclosed rear garden with patio, and parking to the front. Ideally located for commuters, close to Tilehurst and Reading West stations, local amenities, schools and Reading town centre, making it a fantastic purchase for first-time buyers or investors.

- Freehold House
- Two Double Bedrooms
- Separate Kitchen
- WC + Family Bathroom
- Rear Garden
- On Street Parking
- Excellent Location
- Built in 2016





Floor 0

Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Hallway

13' 5" x 3' 5" (4.09m x 1.04m)

Kitchen

13' 4" x 5' 11" (4.06m x 1.80m)

W.C

4' 9" x 2' 11" (1.45m x 0.89m)

Living / Dining Room

12' 8" x 12' 10" (3.86m x 3.91m)

FIRST FLOOR

Landing

6' 8" x 3' 5" (2.03m x 1.04m)

Family Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Master Bedroom

9' 9" x 12' 7" (2.97m x 3.84m)

Bedroom Two

9' 5" x 13' 0" (2.87m x 3.96m)

Council Tax Band

C

