

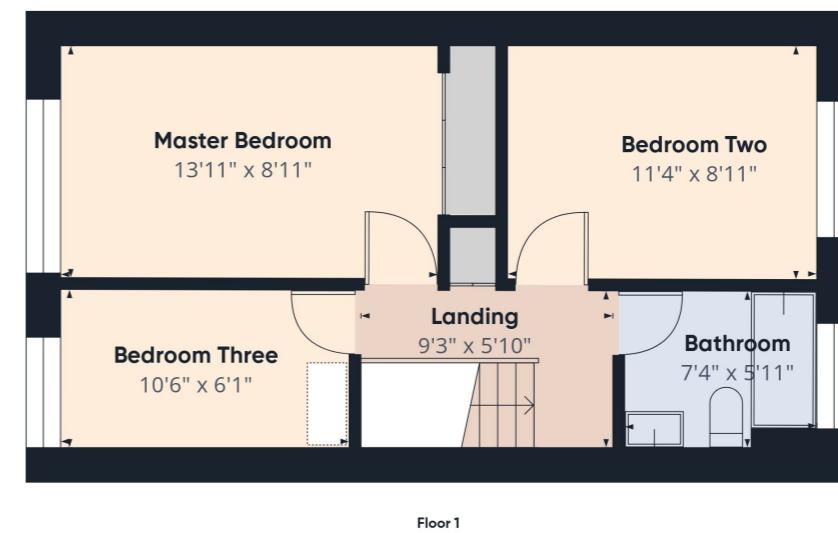
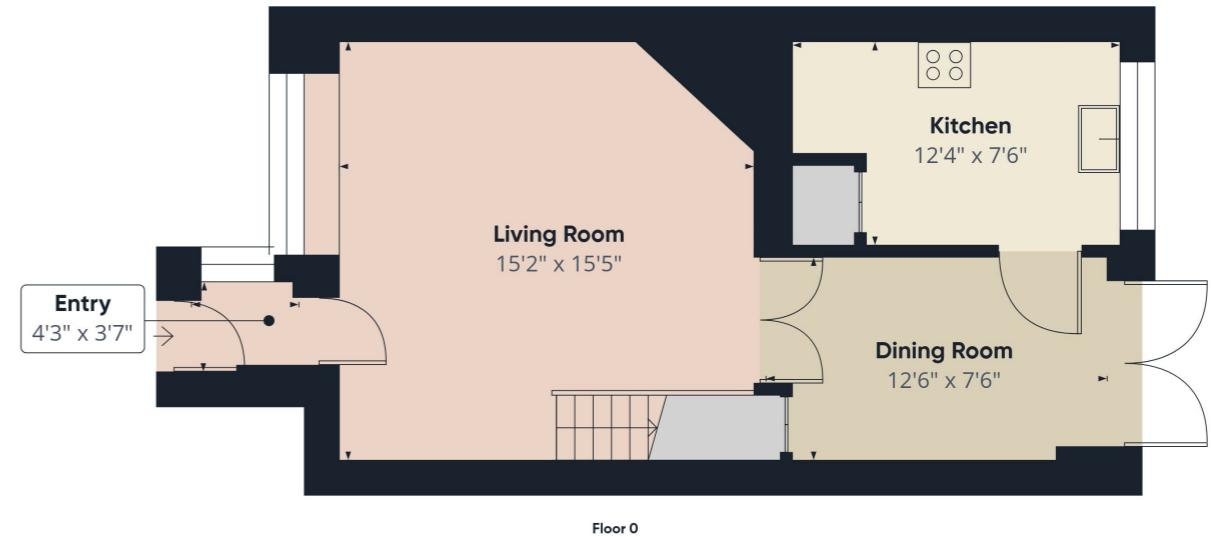
**7 Poole Close, Tilehurst, Reading, Berkshire.  
RG30.**

**£365,000 Freehold**

A well-presented three-bedroom mid-terrace property, ideally located within walking distance of English Martyrs Primary School and offering convenient access to Reading town centre via nearby bus routes. The home features a spacious lounge, kitchen/dining room, three bedrooms, and a first-floor family bathroom. Additional benefits include double glazing, gas central heating, an enclosed rear garden, and a single garage. Close to local shops and amenities, this property offers comfortable and practical living in a popular residential location.

- Three Bedroom Mid-Terrace Home
- Walking Distance To English Martyrs Primary School
- Lounge And Kitchen/Dining Room
- First Floor Family Bathroom
- Double Glazed Windows Throughout
- Enclosed Rear Garden
- Gas Central Heating - New Boiler
- Single Garage





(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

#### Entry

4' 3" x 3' 7" (1.30m x 1.09m)

#### Living Room

15' 2" x 15' 5" (4.62m x 4.70m)

#### Dining Room

12' 6" x 7' 6" (3.81m x 2.29m)

#### Kitchen

12' 4" x 7' 6" (3.76m x 2.29m)

### FIRST FLOOR

#### Landing

9' 3" x 5' 10" (2.82m x 1.78m)

#### Master Bedroom

13' 11" x 8' 11" (4.24m x 2.72m)

#### Bedroom Two

11' 4" x 8' 11" (3.45m x 2.72m)

#### Bedroom Three

10' 6" x 6' 1" (3.20m x 1.85m)

#### Bathroom

7' 4" x 5' 11" (2.24m x 1.80m)

### Council Tax Band

C

