



1ST FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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88 Rodway Road, Tilehurst, Reading, Berkshire.  
RG30 6DT.

£310,000 Freehold

Offered to the market with no onward chain complications, is this refurbished three bedroom semi detached home. The property is within walking distance of Tilehurst train station giving access to Oxford City and London, is close to a bus route leading to Reading town centre while being a short distance to various local shops and amenities. Further accommodation includes a lounge, conservatory, separate refitted kitchen and a refitted first floor bathroom. Other features include double glazed windows, gas central heating driveway parking and an enclosed rear garden.

- Three Bedrooms
- Off Road Parking
- Double Glazed Windows
- Refitted Kitchen
- Separate Lounge
- Refitted Bathroom
- No Onward Chain
- Conservatory





## Property Description

### Ground Floor

#### Entrance Hall

Stairs to first floor, double radiator.

#### Lounge

12' 1" x 11' 11" (3.68m x 3.63m) Front aspect double glazed window, double radiator, TV point, telephone point, door to kitchen, downlighters.

#### Refitted Kitchen

14' 10" x 10' 2" (4.52m x 3.10m) Rear aspect double glazed window, a range of eye and base level units, downlighters, space for gas cooker, single bowl with drainer, plumbing for washing machine, understairs cupboard, space for fridge/freezer, plumbing for dishwasher.

### Conservatory

9' 10" x 9' 9" (3.00m x 2.97m) Double glazed windows, light and power, door leading to rear garden.

### First Floor

#### Landing

Side aspect double glazed window, airing cupboard, loft hatch.

#### Bedroom One

11' 10" x 8' 11" (3.61m x 2.72m) Front aspect double glazed window, single radiator.

#### Bedroom Two

10' 2" x 9' 1" (3.10m x 2.77m) Rear aspect double glazed window, single radiator.

### Bedroom Three

8' 1" x 6' 1" (2.46m x 1.85m) Front aspect double glazed window, single radiator.

### Bathroom

Rear aspect double glazed window, panel enclosed bath with separate shower, low level WC, pedestal wash hand basin, single radiator, downlighters.

### Outside

#### Front Garden

The front garden is enclosed by wood panel fencing, driveway parking and a separate lawned area, wooden gate leading to rear garden.

### Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio area with steps leading to a large separate lawned area.

### Council Tax Band

