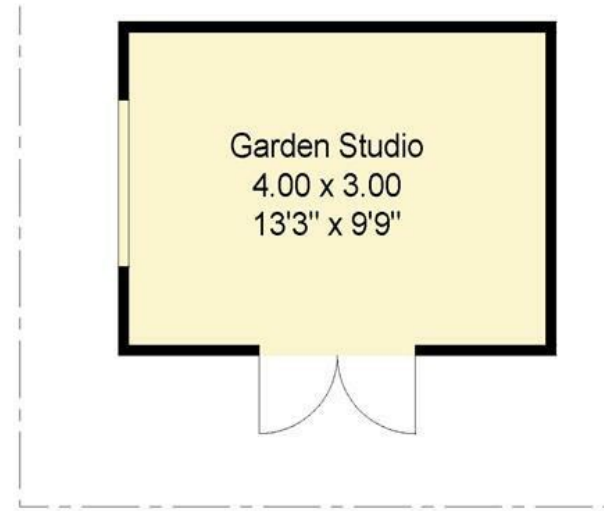
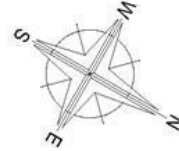
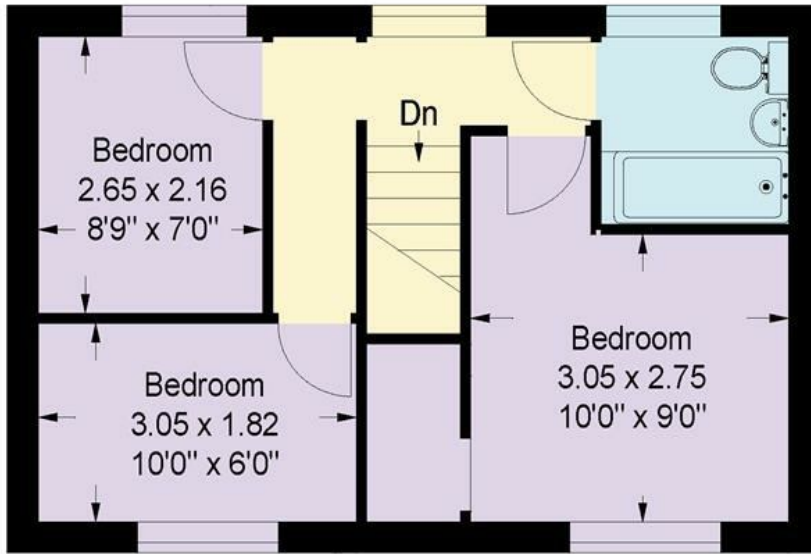




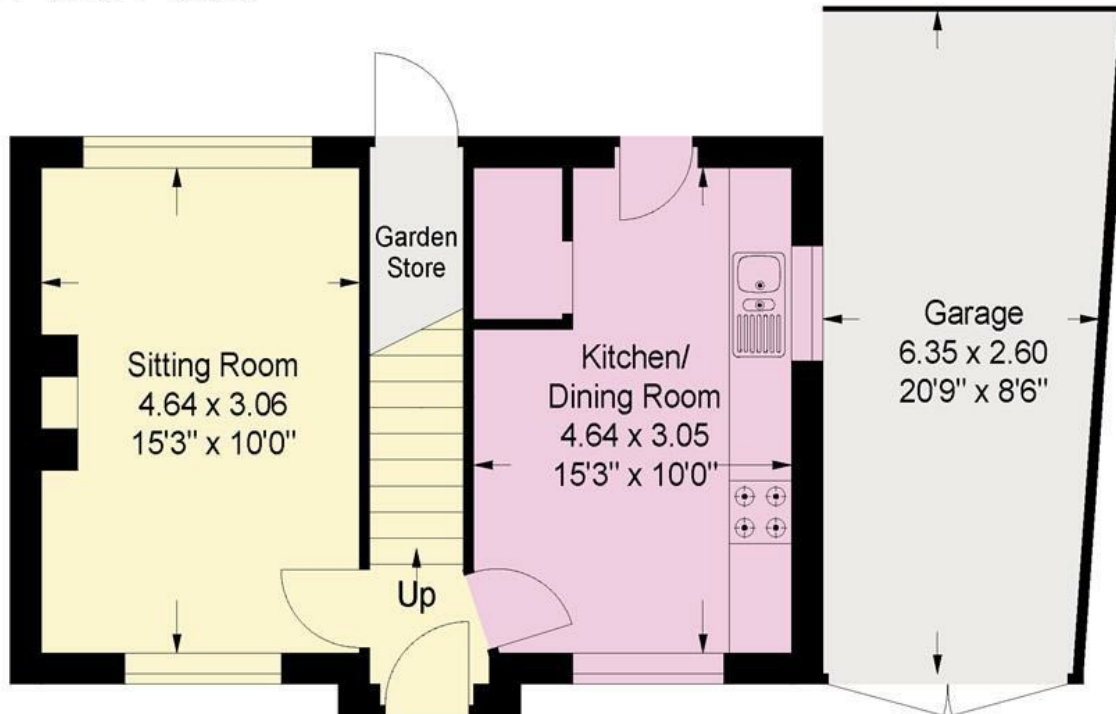
P.W.

**176, Rodway Road**  
**Tilehurst**  
[www.patrickwilliams.co.uk](http://www.patrickwilliams.co.uk)





First Floor



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate  
Gross Internal Floor Area  
House: 67sq.m. or 721sq.ft.  
Garage: 17sq.m. or 183sq.ft.  
Garden Studio: 12sq.m. or 129sq.ft.

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Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.

Ground Floor

**176, Rodway Road, Tilehurst, Berkshire, RG30 6DX**

**£299,950**

**Three bedroom semi detached home with off road parking and a log cabin within the garden.**

#### Overview

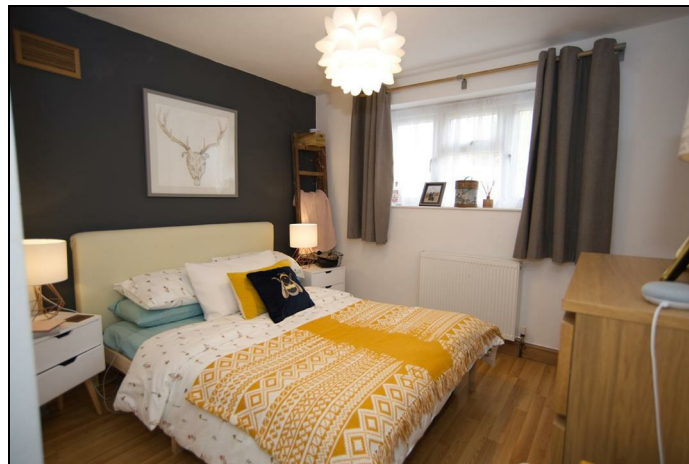
A fantastic opportunity to purchase this three bedroom semi detached home which has the added benefit of a large heated log cabin within the garden, ideal for a home office/studio. The property is offered in good condition throughout and also has the advantage of driveway parking, car port and a pleasant rear garden. The property also offers gas central heating and double glazed windows. Accommodation comprises entrance hall, living room, kitchen/breakfast room with door leading to the garden. Upstairs are 3 bedrooms and a family bathroom. Outside to the front is an enclosed garden and driveway with parking for a couple of cars leading to a carport with double doors to the front. the rear garden is fully enclosed and laid to lawn. Popular location within a short walk of Tilehurst mainline station.

#### Location

The property is located in a popular residential location in Tilehurst, which offers great access to Tilehurst Station which is only a 5 minute walk, as is access to local bus services into Reading Town Centre. There are also shops nearby with good access to the village area of Tilehurst with it range of shop, banks, doctors and schools.

#### Directions

Leave Patrick Williams Tilehurst office via Park Lane into School Road at the traffic lights proceed over into Kentwood Hill, proceed down the hill take the 1st right into Derwent Road at the end turn right into Rodway Road proceed some way down, where the house will be found on the right hand side.







PW.

Viewing by appointment only.

**PATRICK WILLIAMS**  
209 Halls Road  
Tilehurst RG30 4PT

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www.patrickwilliams.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85	(82 plus) A			
(81-91) B				(69-80) B			
(69-80) C		69		(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.