



P.W.

**67a, Victoria Road**  
Tilehurst  
[www.patrickwilliams.co.uk](http://www.patrickwilliams.co.uk)



## Ground Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 53.2 sq. metres (572.6 sq. feet)

PLEASE NOTE FLOORPLAN IS NOT TO SCALE WITH ROUGH MEASUREMENTS AND IS FOR INFORMATION ONLY

Plan produced using PlanUp.

# 67a, Victoria Road, Tilehurst, Berkshire, RG31 5AB

## £360,000

### Property

Property - Patrick Williams are pleased to present this unique detached bungalow which has been finished to a high standard. There is a shared gravel driveway which leads to the property, giving access to driveway parking, beyond which is a good size, level and manageable garden, laid to lawn and bordered by railway sleepers. To the side of the bungalow is an additional private patio. The property comprises of an open plan kitchen / living room with vaulted ceiling, two bedrooms and bathroom.

### Location

Ideally located being within just a few minutes walk of Tilehurst's comprehensive centre which offers a wide range of amenities. Supermarkets, bus stops, post office, bakeries, cafes, pubs and takeaways, and much more. Schools, and nurseries are also within walking distance.

### Directions

To reach the property from our Tilehurst branch, proceed along Park Lane and continue into Tilehurst centre. Upon reaching the mini round about with Westwood Road, turn left into Westwood Road and after a short distance, turn right into

Victoria Road. The gravel driveway access is located just past number 67 Victoria Road on the right.

### Disclaimer

Please note that some of these photographs were taken just ahead of the build being completed and ahead of the current tenant moving in.

### Further information

Local Authority - Reading

Council Tax Band B - currently £1,423.12 per annum



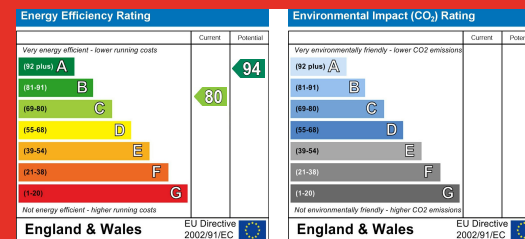




Viewing by appointment only.

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## 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.