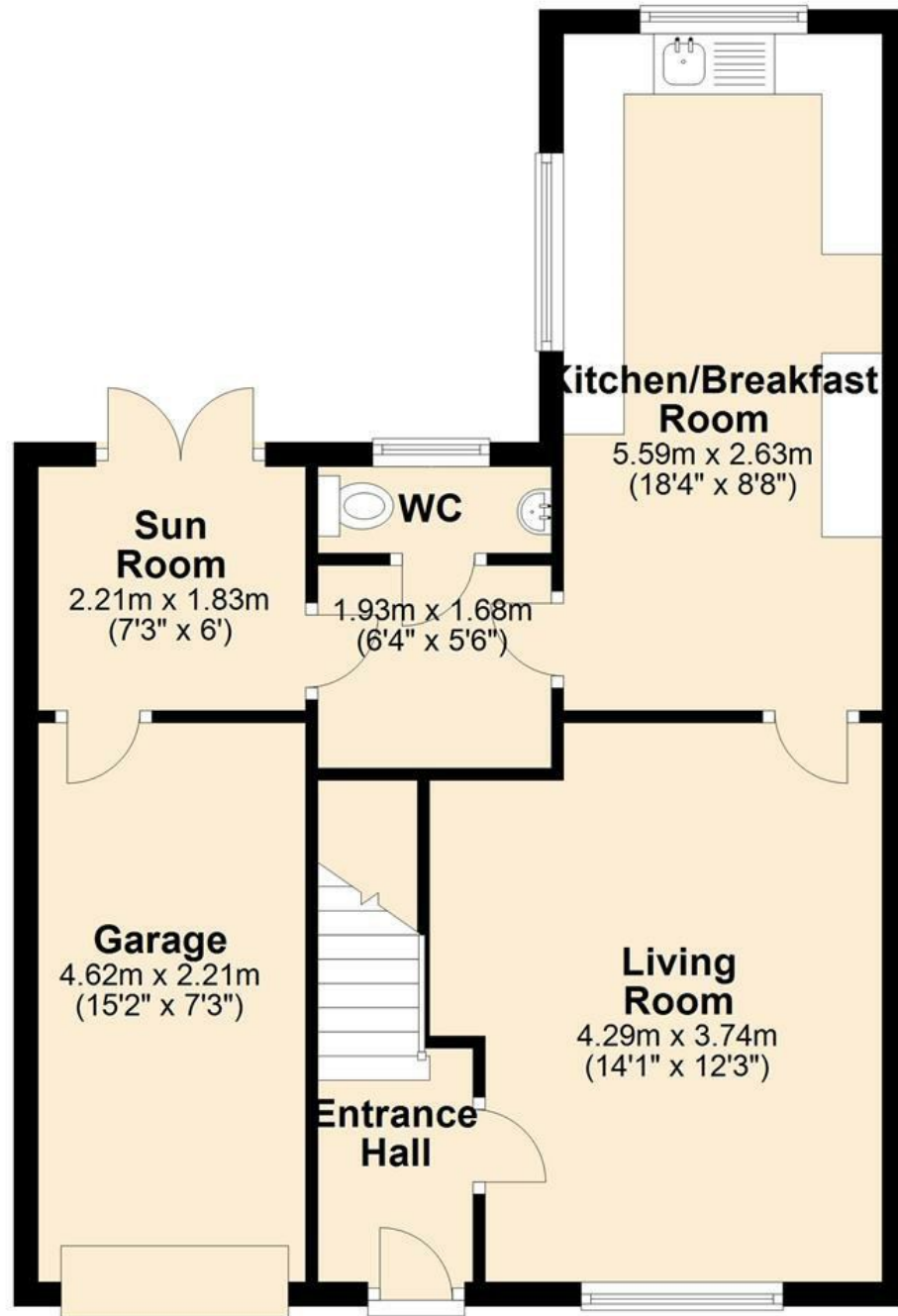




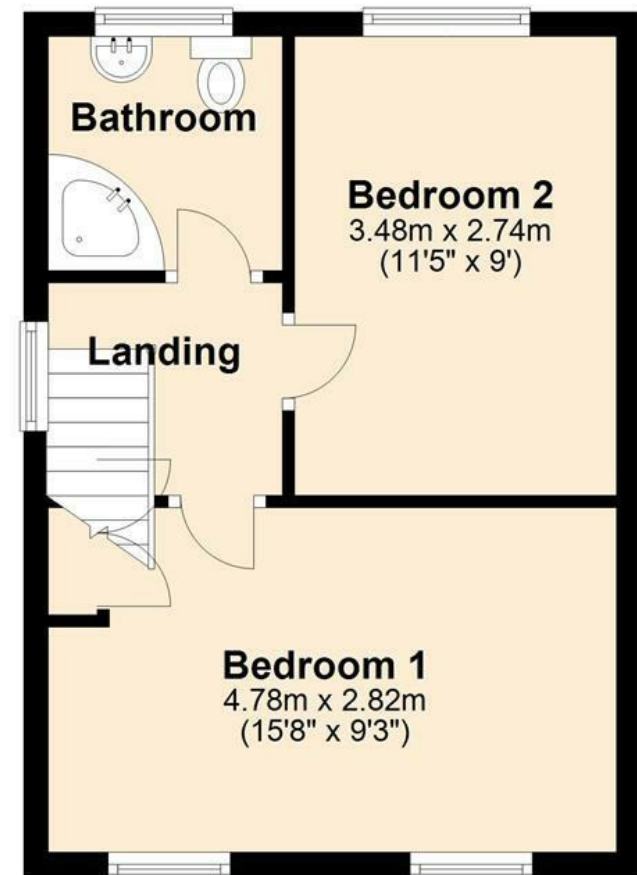
PW.

135, Fairford Road
Tilehurst
www.patrickwilliams.co.uk

Ground Floor



First Floor



135, Fairford Road, Tilehurst, Berkshire, RG31 6QJ

£345,000

Overview

Beautifully presented , extended, two bedroom semi detached home is sought after location.

Features & highlights

This lovely home has just undergone numerous improvements and features a newly fitted 18' kitchen/breakfast room with views over the garden, newly fitted utility and cloakroom plus 14' living room. Upstairs there are two double bedrooms with the main bedroom measuring over 15' and a modern shower room. Double glazed throughout, gas central heating, driveway parking and garage. To the rear is a large, private garden. In our opinion, there is great potential to extend the property further, subject to obtaining planning. Viewing recommended.

Location

Situated within catchment and easy walking distance of both Westwood farm and Denefield schools and with Cotswold recreation park and leisure centre within just a few minutes walk. Tilehurst mainline station is within walking distance and there is a Coop store and take aways/restaurant within walking distance.





PW.

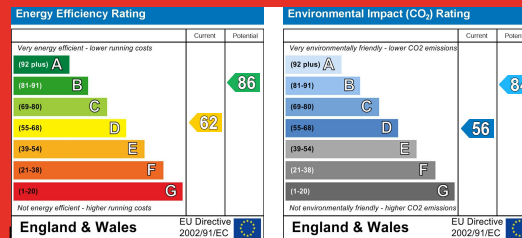
Viewing by appointment only.

PATRICK WILLIAMS
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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.