



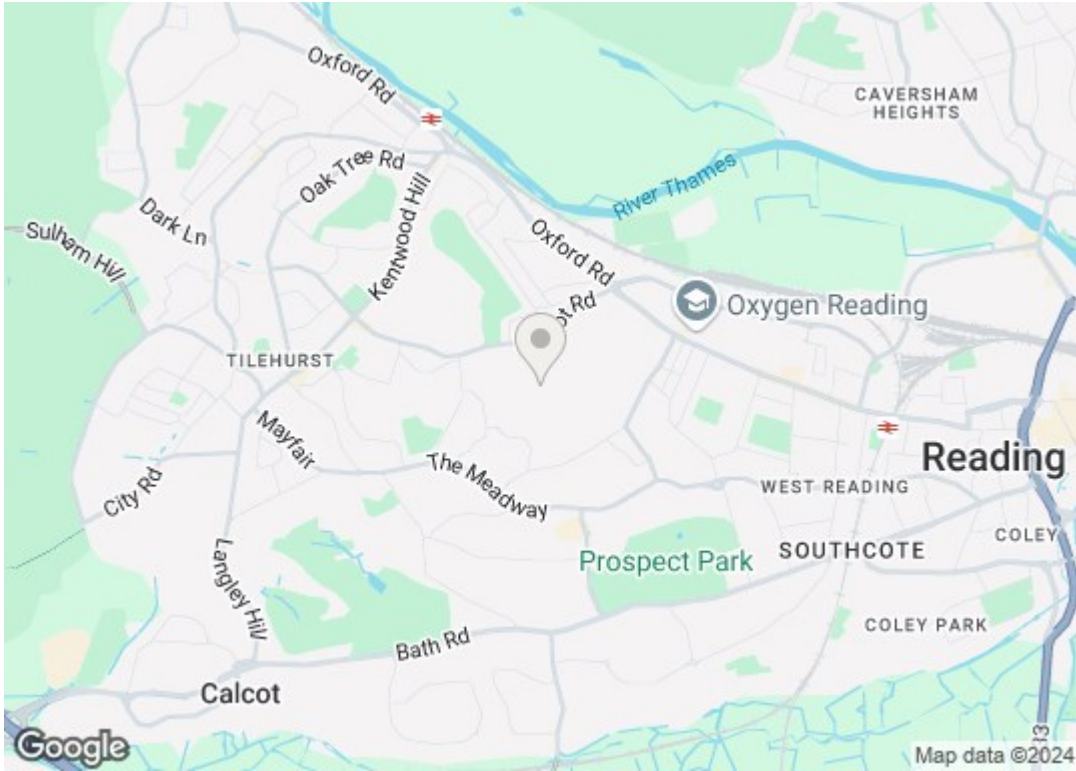
34 Test Close, Tilehurst, RG30 4DL
Asking price £260,000 Freehold

- NO ONWARD CHAIN
- THREE/FOUR BEDROOMS
- LIVING/DINING ROOM
- GARDEN
- OFF ROAD PARKING
- CUL DE SAC

VP - NO ONWARD CHAIN


Presented to the market is this versatile three/four bedroom house with off road parking and located in a cul de sac. The property comprises entrance hall, living/dining room and kitchen. On the first floor there are four bedrooms and a bathroom suite. Externally there is an enclosed rear garden.

Council tax band -C



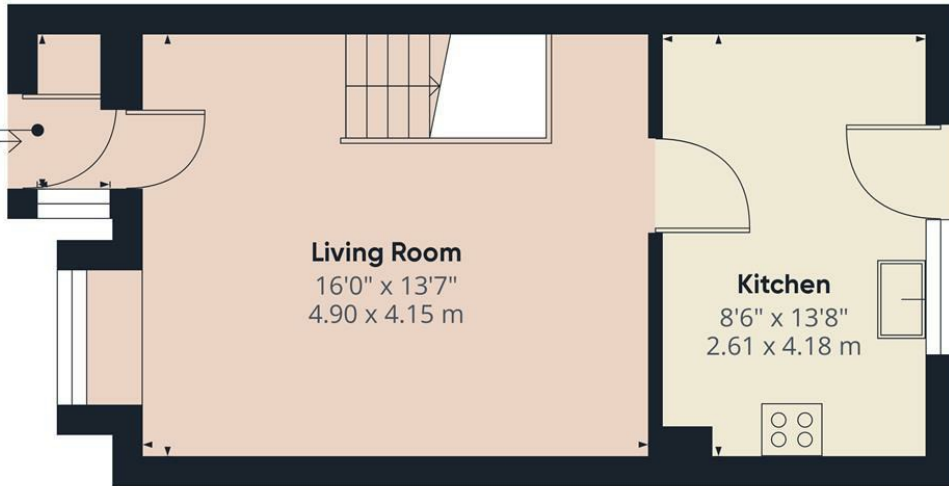
ADDITIONAL INFORMATION

DIRECTIONS

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



Entry
2'9" x 5'3"
0.84 x 1.62 m



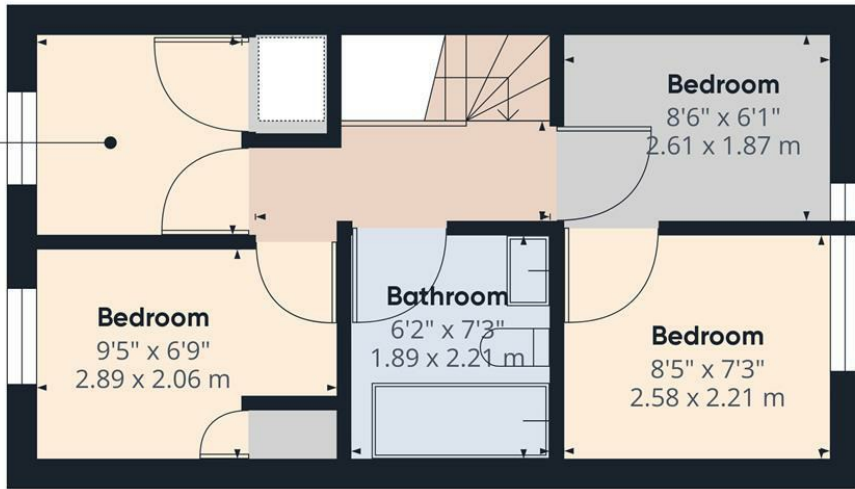
Living Room
16'0" x 13'7"
4.90 x 4.15 m

Kitchen
8'6" x 13'8"
2.61 x 4.18 m

Ground Floor

Approximate total area[®]
643.04 ft²
59.74 m²

Bedroom
6'9" x 6'8"
2.08 x 2.04 m



Bedroom
9'5" x 6'9"
2.89 x 2.06 m

Bathroom
6'2" x 7'3"
1.89 x 2.21 m

Bedroom
8'6" x 6'1"
2.61 x 1.87 m

Bedroom
8'5" x 7'3"
2.58 x 2.21 m

Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

