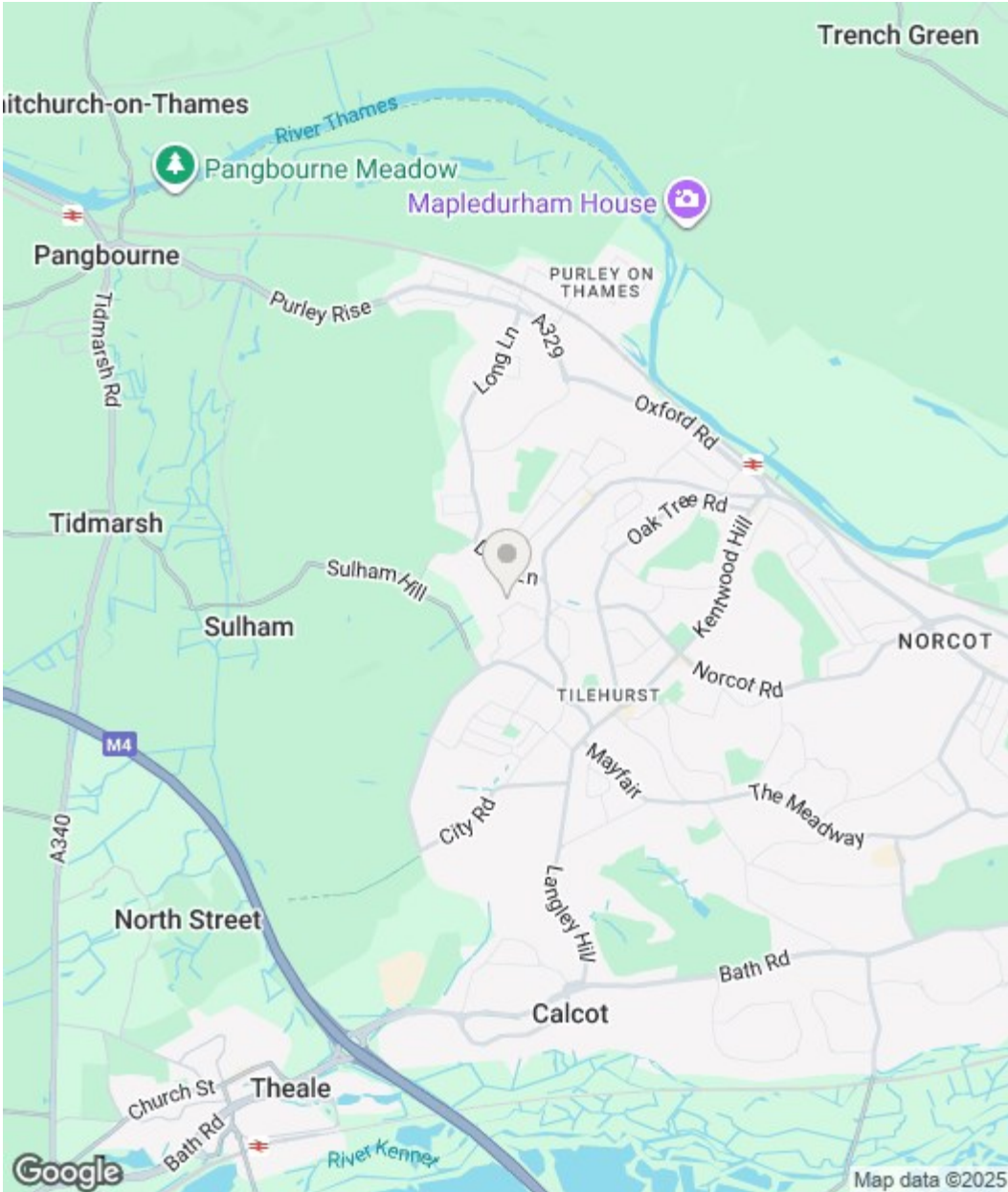




33 Lamorna Crescent
Tilehurst, RG31 5WF

Guide price £240,000 Freehold



DESCRIPTION
VP - Presented to the market is this one bedroom house benefiting a private enclosed garden with direct access from the house. The property comprises entrance hallway, open plan living/dining kitchen area with door leading onto the garden. The garden has a patio/decking area, with side access gate and a door into the storage/home office shed. On the first floor of the property there is a double bedroom and bathroom suite. There is allocated parking at the rear of the property.

Council tax band - C

SUMMARY OF ACCOMMODATION

- ONE BEDROOM HOUSE
- ALLOCATED PARKING
- STORAGE/SHED
- PRIVATE GARDEN
- SIDE ACCESS
- FREEHOLD
- CUL DE SAC LOCATION

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(10 plus) A		
(8-10) B		
(6-7) C		
(4-5) D		
(2-3) E		
(1) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

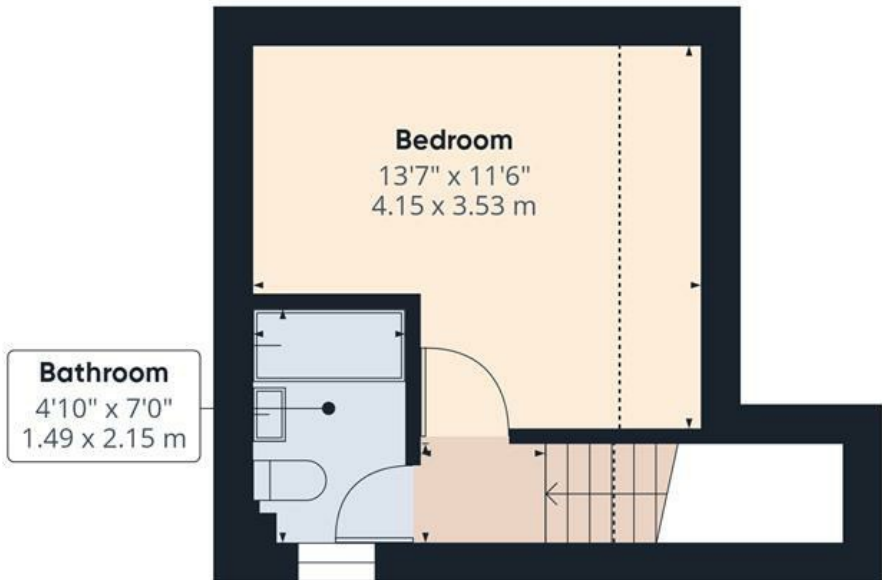
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

516 ft²
47.9 m²

Reduced headroom

27 ft²
2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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