



6 Brierley Place

Tilehurst, RG31 6FX

Guide price £350,000 Freehold



DESCRIPTION

VP - NO ONWARD CHAIN. Presented to the market is this semi-detached ideal for both first-time buyers and families alike. Boasting two spacious double bedrooms, this property is designed for comfortable living.

One of the standout features of this property is the ample off-road parking, accommodating up to several vehicles, which is a rare find in the area. Additionally, the garage has been thoughtfully converted into a versatile home office or reception room, providing a perfect space for remote work or relaxation.

The well-maintained rear garden offers a delightful outdoor retreat, ideal for enjoying sunny afternoons or hosting gatherings with family and friends. The property is situated close to local schools, amenities, bus routes, and parks, making it an ideal location for those seeking a community-oriented lifestyle.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this property in Tilehurst is not to be missed. Come and experience the charm and convenience of Brierley Place for yourself.

Council tax band - C

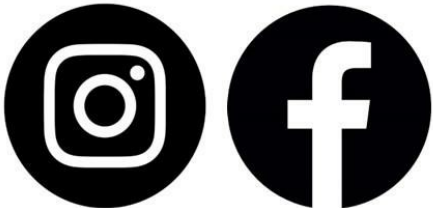
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OFFICE/RECEPTION ROOM
- CUL DE SAC LOCATION
- AMPLE OFF ROAD PARKING
- SEMI DETACHED HOUSE

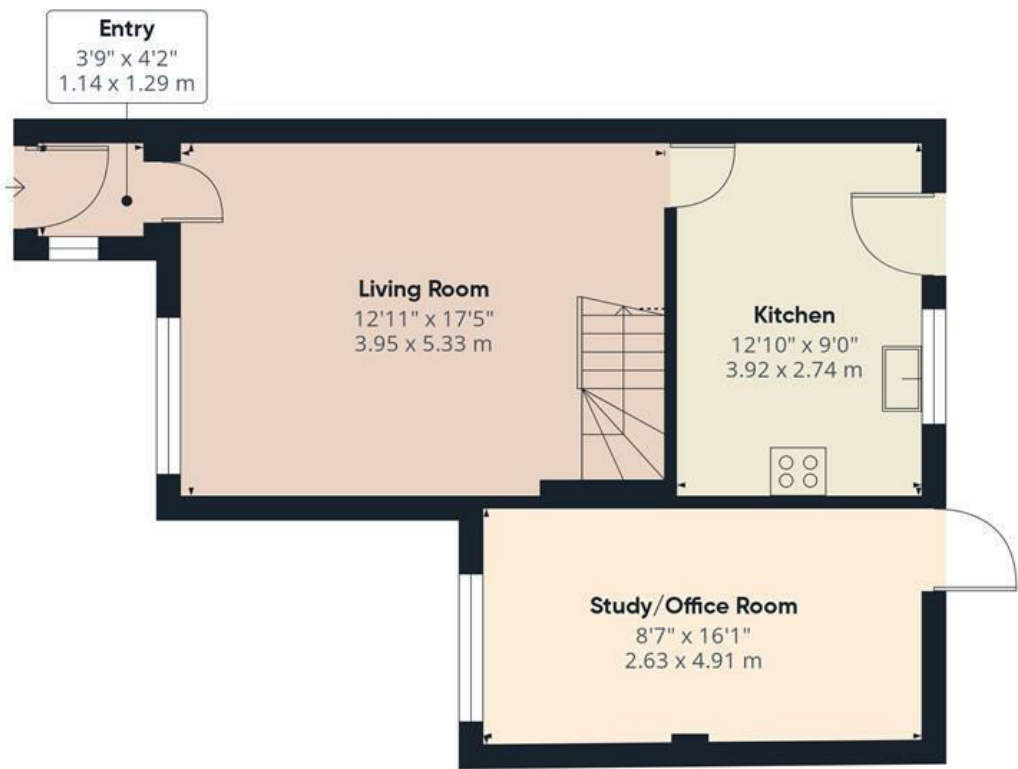
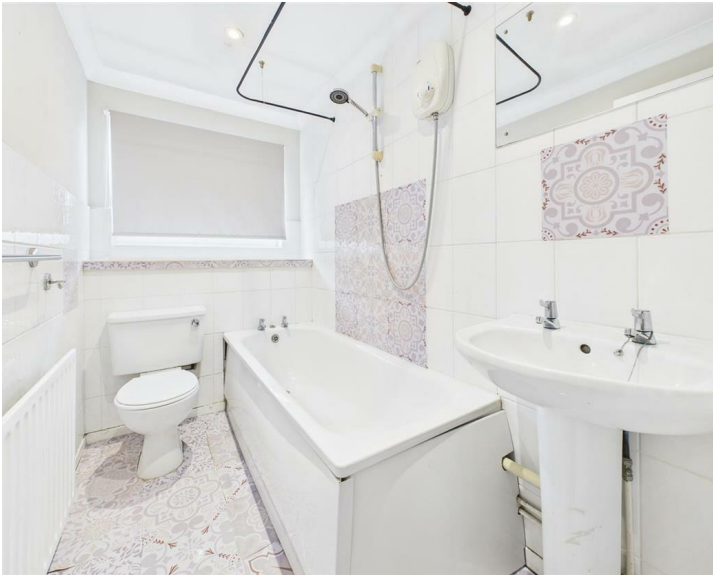
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

794 ft²

73.8 m²

Reduced headroom

8 ft²

0.8 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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