



# 16 Test Close

Tilehurst, RG30 4DL

Guide price £290,000 Freehold



**DESCRIPTION**  
VP - NO ONWARD CHAIN. Presented to the market is this mid terrace house with two generously sized double bedrooms, perfect for accommodating family or guests. The living/dining room offers a warm and welcoming space, ideal for relaxation or entertaining friends.

The kitchen is a delightful feature of this home, providing a practical area for culinary pursuits and casual dining. It is well-equipped and designed to meet the needs of modern living.

Step outside to discover the enclosed rear garden, a private oasis where one can enjoy the fresh air, host summer barbecues, or simply unwind in a peaceful setting. There is also an allocated parking space at the front of the house.

This property is well-situated, offering a sense of community while being conveniently close to local amenities and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this home in Tilehurst is sure to meet your needs. Do not miss the chance to make this delightful property your own.

Council tax band - C

## SUMMARY OF ACCOMMODATION

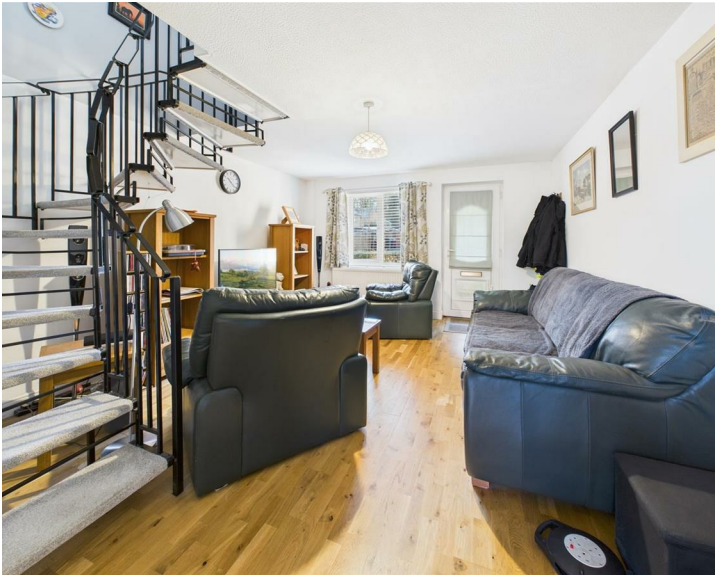
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN WITH ACCESS GATE

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

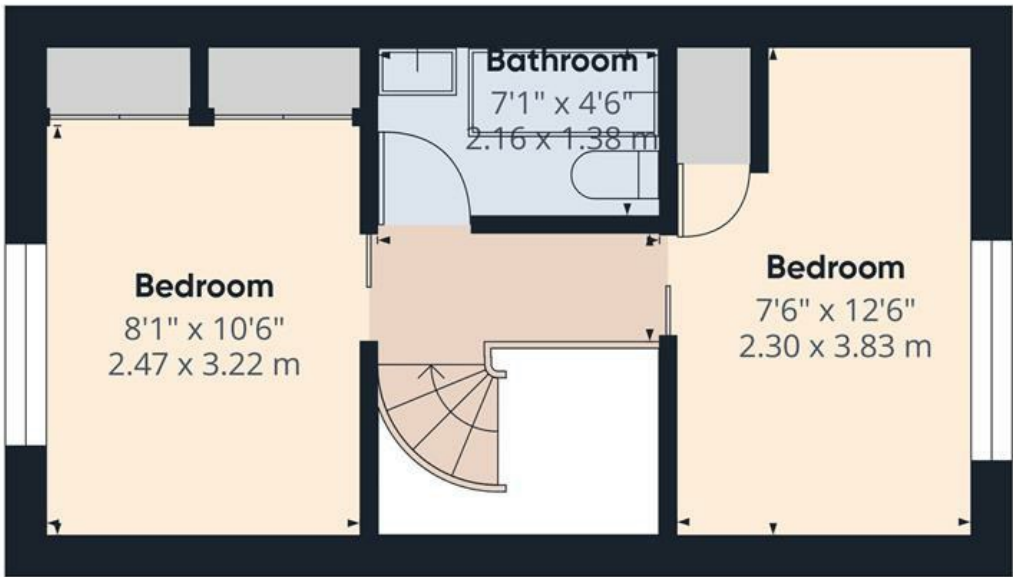
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

586 ft<sup>2</sup>

54.4 m<sup>2</sup>

**Reduced headroom**

26 ft<sup>2</sup>

2.4 m<sup>2</sup>

(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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