



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.

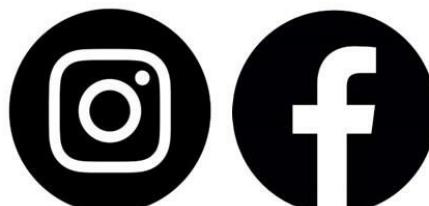
Council tax band - C

SUMMARY OF ACCOMMODATION

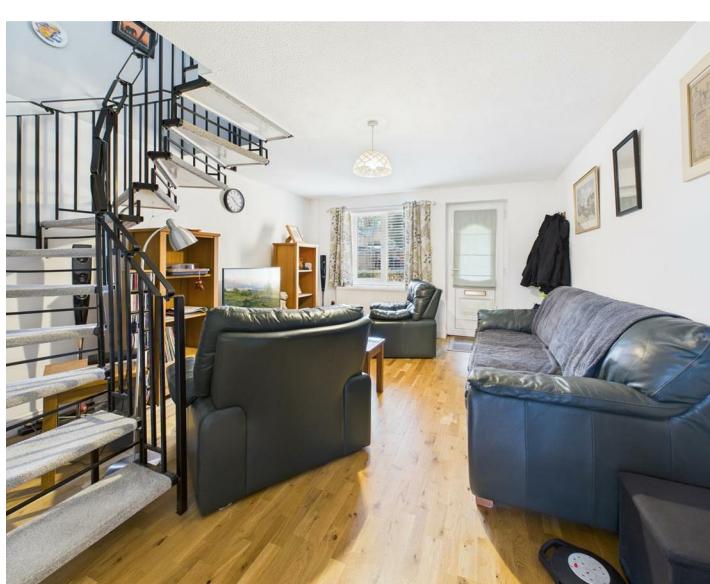
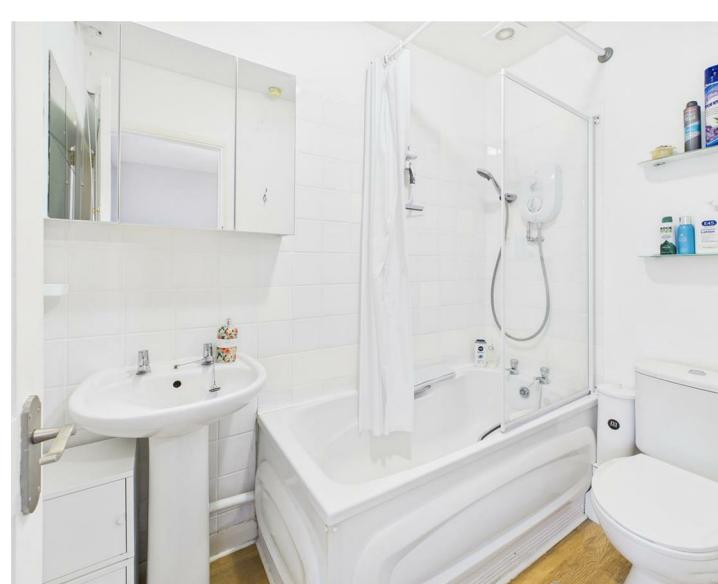
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN WITH ACCESS GATE

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC

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Approximate total area⁽¹⁾

586 ft²

54.4 m²

Reduced headroom

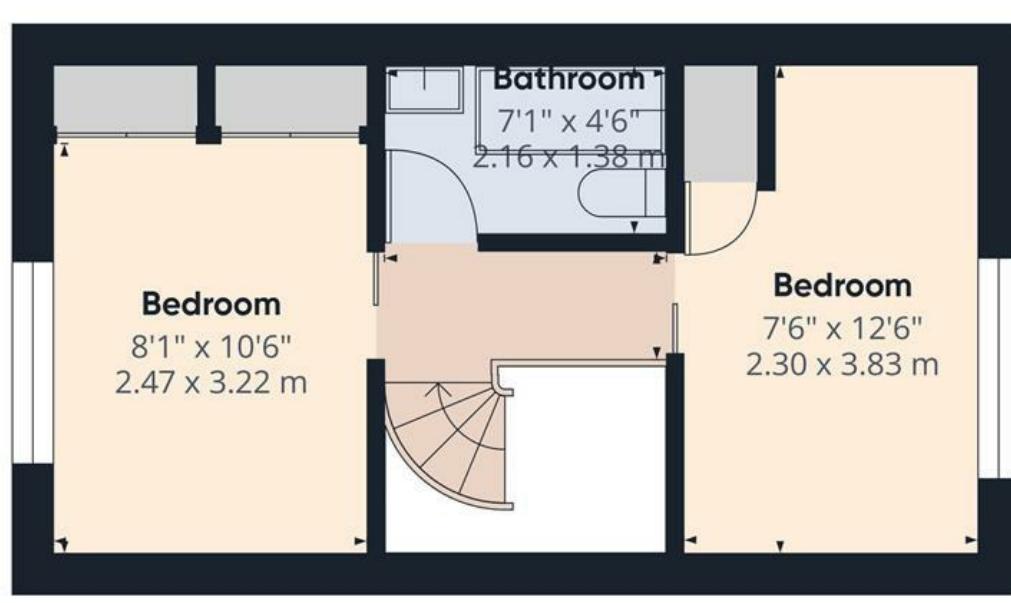
26 ft²

2.4 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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