



3A Newbery Close

Tilehurst, RG31 6JN

Guide price £350,000 Freehold



VP - Located in a cul de sac this delightful end-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two spacious double bedrooms, making it ideal for couples or small families.

Upon entering, you are welcomed by an entrance hall that leads to two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The living room and dining room provide ample space for relaxation and dining, while the refitted kitchen offers modern conveniences for all your culinary needs.

The outdoor space is equally appealing, featuring a sheltered seating area that overlooks a well-maintained garden, providing a tranquil retreat for outdoor enjoyment. The first floor houses the two generously sized bedrooms, along with a well-appointed bathroom, ensuring comfort and privacy for all occupants.

One of the standout features of this property is the off-road parking, accommodating up to four vehicles, along with a garage in a nearby block, which is a rare find in this area.

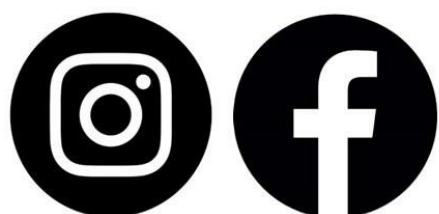
Conveniently located, this home is just a short distance from the local train station, making commuting a breeze. Additionally, it is close to parks, various amenities, and reputable local schools, enhancing the appeal for families and professionals alike.

Council tax band - C

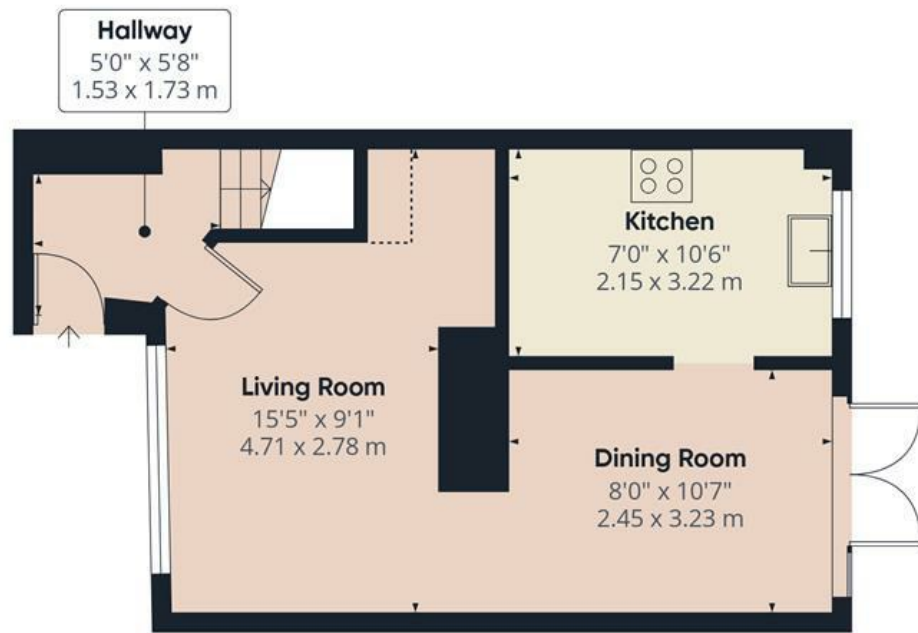
- END OF TERRACE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING FOR 4 CARS
- SIDE ACCESS GATE TO GARDEN
- LIVING/DINING AREA
- CLOSE TO PARKS/TRAIN STATION/SHOPS
- GARAGE IN BLOCK
- CUL DE SAC LOCATION



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Ground Floor



Floor 1



Approximate total area^m

646 ft²
60.1 m²

Reduced headroom

4 ft²
0.4 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.

GIRAFFE360

