



## 12 Huscarle Way

Tilehurst, RG31 6GE

Offers over £310,000 Freehold



### DESCRIPTION

VP - Presented to the market is this delightful mid-terrace house on Huscarle Way offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is practical, ensuring that every inch of space is utilized effectively. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the allocated parking at the rear. This added convenience allows for easy access and peace of mind.

The location is particularly appealing, as it is within walking distance to local primary schools, making it an excellent choice for families with young children. The surrounding neighborhood is friendly and offers a range of amenities, ensuring that all your daily requirements are easily met.

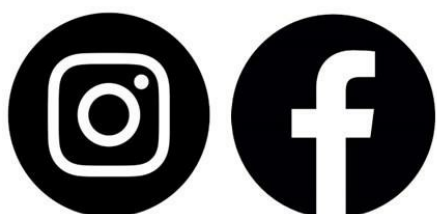
Council tax band: C (West Berkshire)

### SUMMARY OF ACCOMMODATION

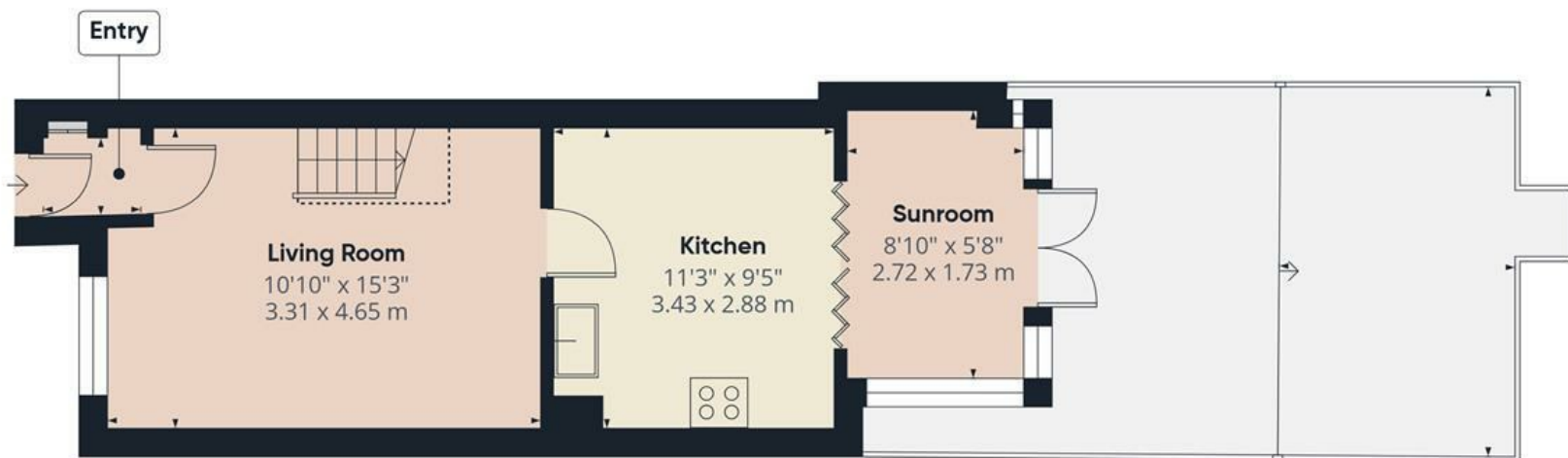
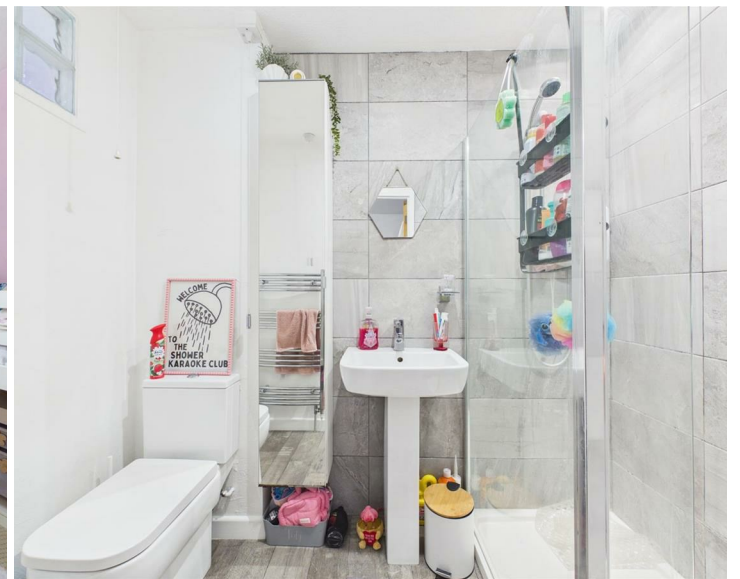
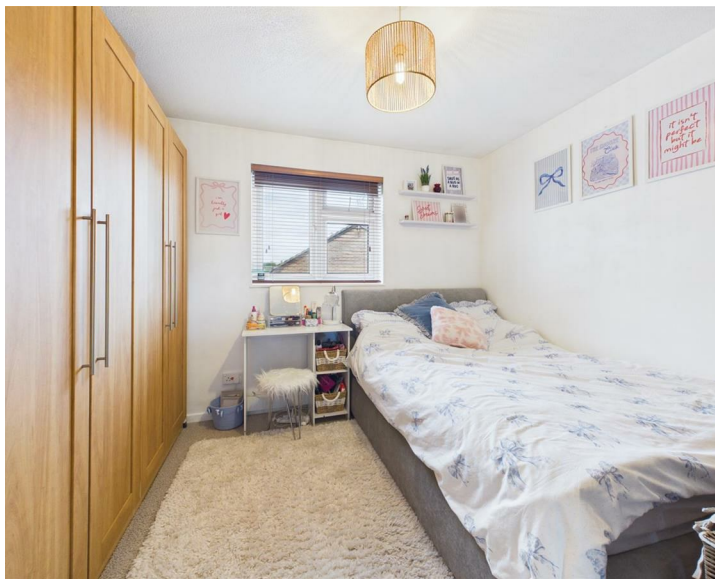
- NO ONWARD CHAIN
- TWO BEDROOMS
- ALLOCATED PARKING AT THE REAR
- GARDEN WITH REAR ACCESS
- NEW BOILER FITTED



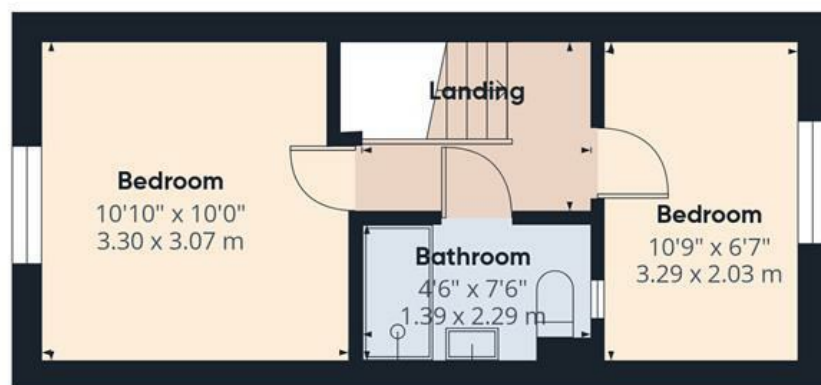
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Ground Floor



Floor 1



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

573 ft<sup>2</sup>  
53.3 m<sup>2</sup>

**Balconies and terraces**

224 ft<sup>2</sup>  
20.8 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 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.

GIRAFFE360

