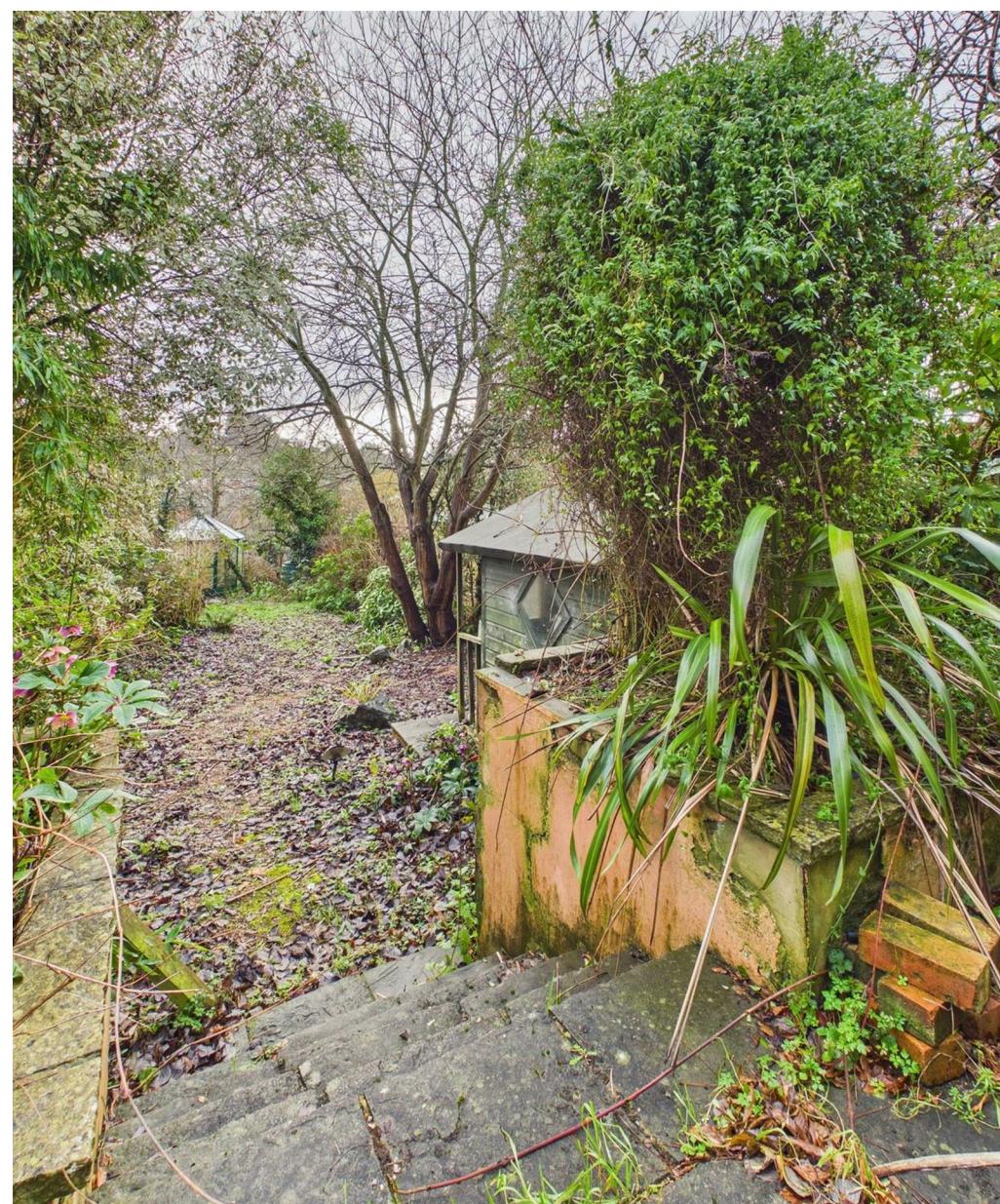




165 Fairford Road  
Tilehurst, RG31 6QJ

Guide price £350,000 Freehold



#### DESCRIPTION

VP - NO ONWARD CHAIN. This property will remain available for viewings until Friday 13th February, thereafter any interested parties will need to submit their best and final offer in writing by 2pm on Friday 13th February 2026.

Presented to the market is this two/three semi detached house with off road parking and a garage. The accommodation comprises entrance hall, living room, dining room, kitchen, utility/storage room and access to the garage. On the first floor there are two plus one bedrooms and a bathroom. The rear garden is circa 70ft in depth.

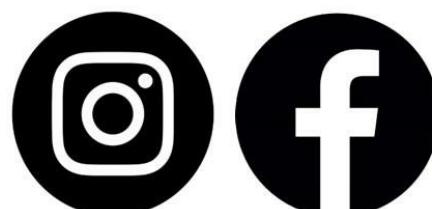
Council tax band - D

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

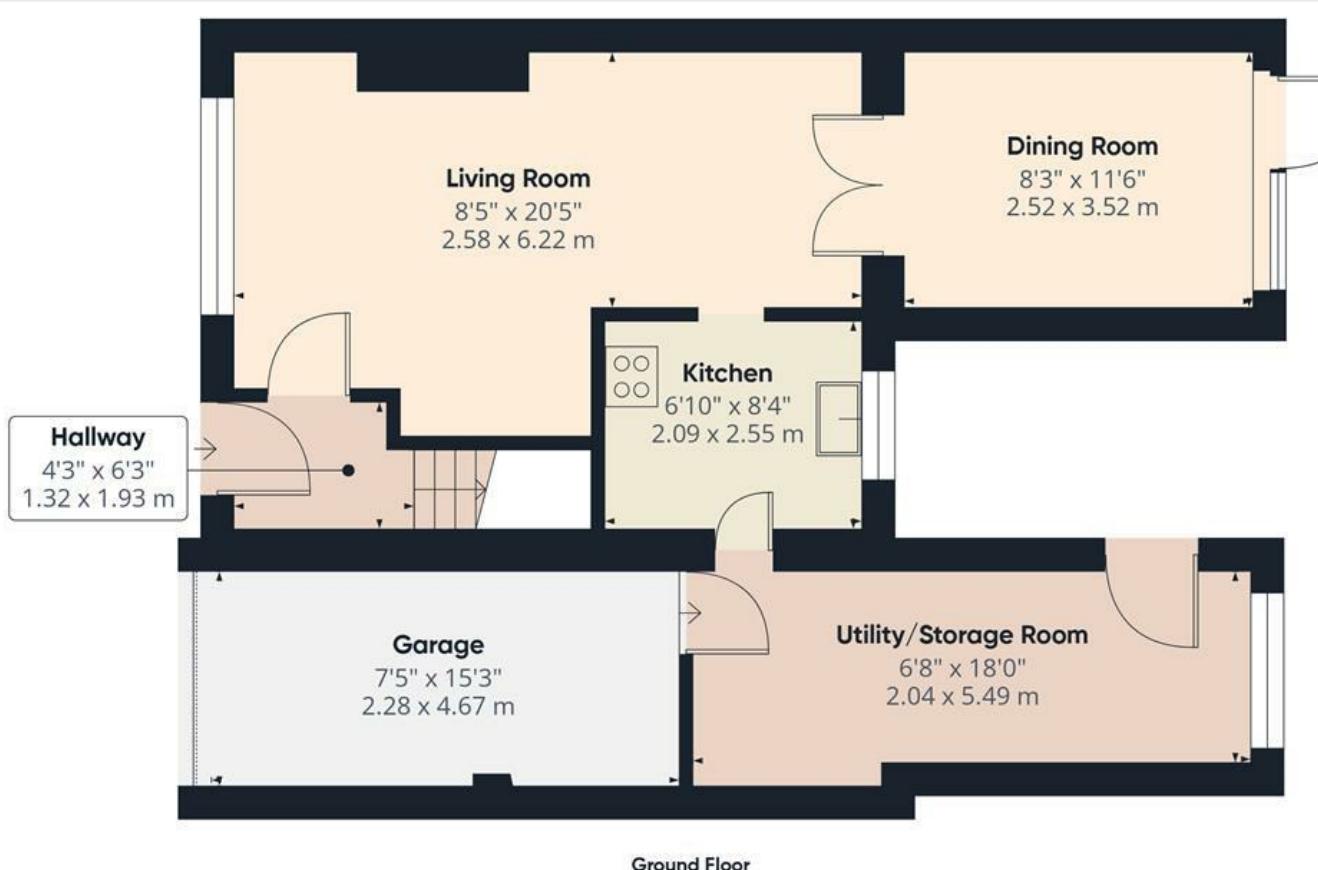
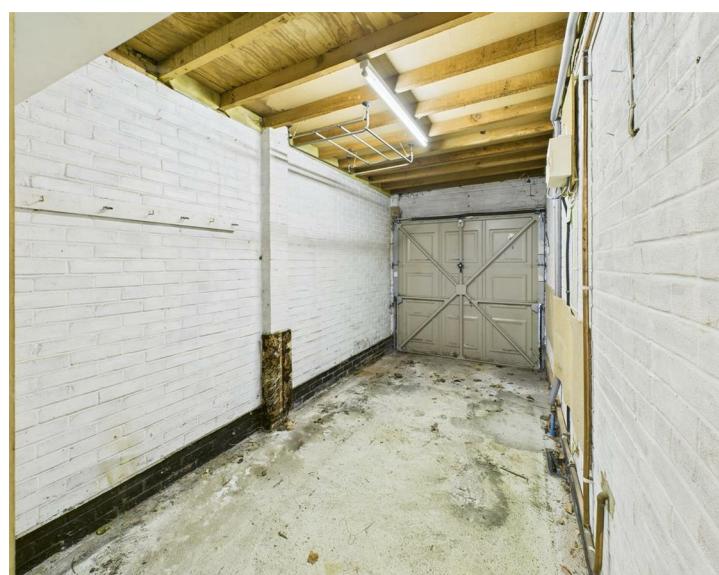
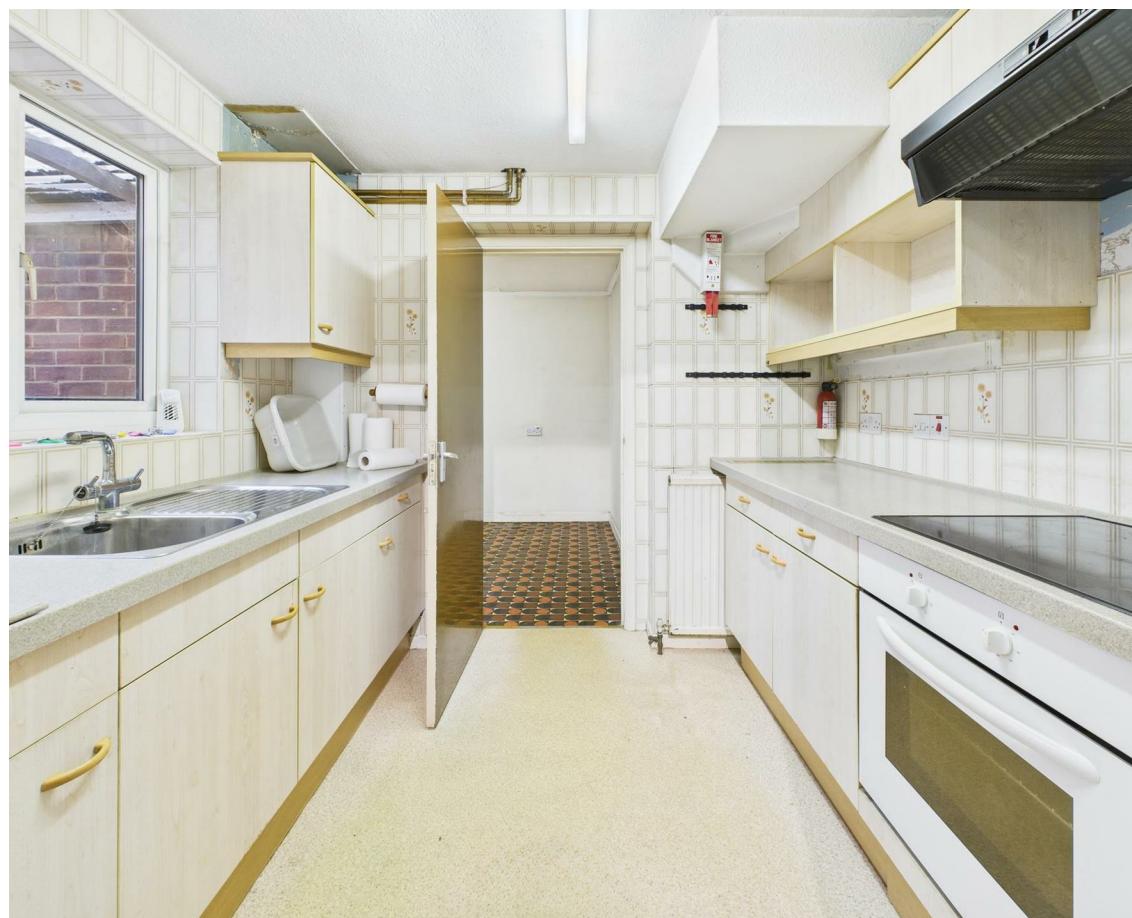
#### SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- TWO PLUS ONE BEDROOMS
- GARAGE
- OFF ROAD PARKING
- EXTENDED AT THE REAR
- SEMI DETACHED HOUSE
- LIVING & DINING ROOM

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**Approximate total area<sup>(1)</sup>**  
1033 ft<sup>2</sup>  
96 m<sup>2</sup>



(1) Excluding balconies and terraces

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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