



**Thirlmere Avenue  
Tilehurst, Reading, RG30 6XJ**

**£330,000**

Set within this sought after area of Tilehurst that offers easy access to the station and the local amenities is this light and airy end of terrace house. The property boasts three bedrooms and a modern bathroom on the first floor. On the ground floor there is a bay fronted living room with a gas fire. To the rear there is a recently redecorated kitchen/ diner. To the rear there is a fantastic garden that stretches approximately 100ft and offers great views across Reading. To appreciate the space on offer call now to view.

## Thirlmere Avenue, Reading, RG30 6XJ

- Tilehurst location
- Large living room
- Off street parking
- South West facing garden backing onto McIlroy Park
- EPC rating E
- Three bedrooms
- Kitchen with open fire
- Master bedroom with views over Reading
- Side access
- Council Tax band C

### Hallway

A wood floored entrance hall with door to the living room and stairs to the first floor.

### Living room

15'3" x 12'4" (4.67 x 3.76)



A spacious living room with bay window to the front of the property, wood floor, gas fire and door to the kitchen.

### Kitchen/Diner

15'11" x 9'10" (4.87 x 3.02)



A good sized kitchen with wood floor, open fire, space for table and chairs, built in larder, stable door and window to the garden and another to the side of the property, space for oven, fridge freezer and washing machine.

### Landing

Landing with floorboards, window to the side of the property and doors to the bedrooms and bathroom.

### Bathroom

6'7" x 5'2" (2.03 x 1.60)



Bathroom with a laminate floor, bath with shower, WC, sink, heated towel rail and frosted window to the rear.

### Bedroom one

12'7" x 10'0" (3.85 x 3.07)



A good sized double bedroom with wooden floor and large window overlooking the front of the property with good views over the valley and the Reading skyline.

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## Bedroom two

10'0" x 9'10" (3.05 x 3)



A good sized double bedroom with wooden floor and large window overlooking the garden.

## Bedroom three

8'3" x 6'4" (2.54 x 1.94)



Bedroom with wooden floor and window with views over Reading.

## Garden



A large south-west facing garden that backs on to McIlroy Park, mostly laid to lawn with shrubs in borders and a couple of small trees that provide shade in the summer, with a good sized patio, shed, space to the side of the house and gate leading to the front.

## Front garden and driveway

The front garden is mostly laid to lawn with shrubs and stairs leading to street level and the off street parking space.

## Services

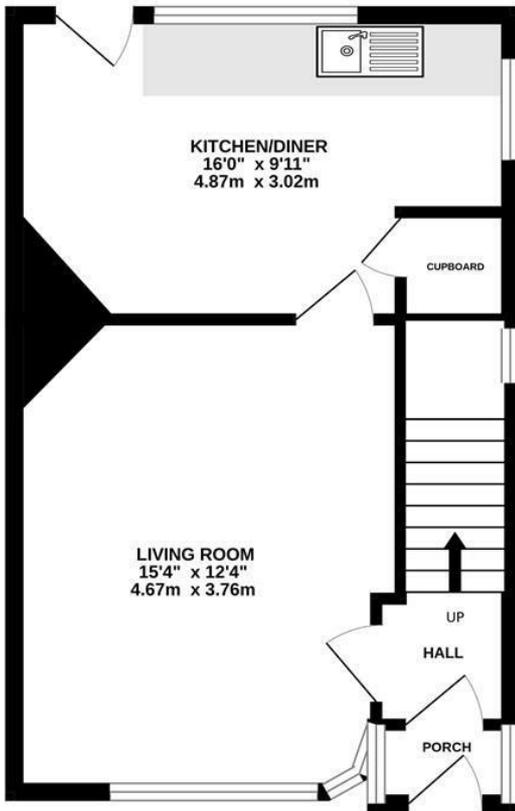
Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Electric & gas fire

Appliances: All the appliances are untested

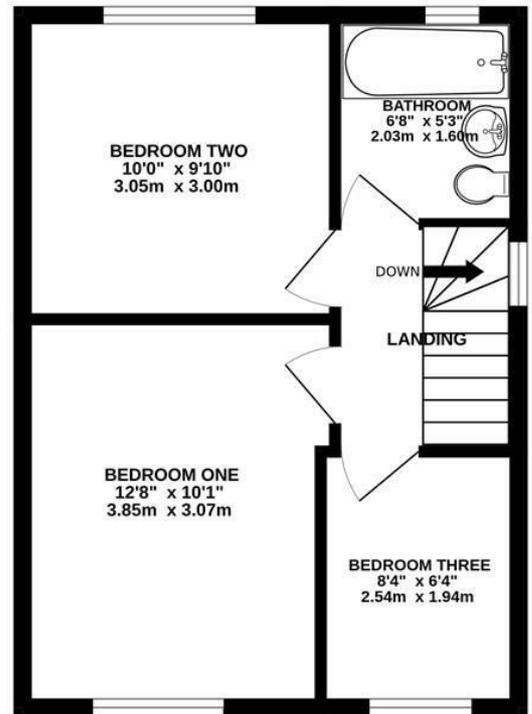
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

GROUND FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>47</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

