



78B Thirlmere Avenue
Tilehurst, RG30 6XL



Offers in excess of £350,000 Freehold

VillageProperties.co.uk

78B Thirlmere Avenue

DESCRIPTION:

VP - NO ONWARD CHAIN.

This property will remain available for viewings until Wednesday 12th March, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Thursday 13th March 2025.

The accommodation comprises entrance hallway, two reception rooms and a kitchen which has a door to the garden. On the first floor there are three bedrooms, WC and bathroom. The rear garden has a patio/lawn area and car port storage area.

The property has the potential to be extended subject to planning.

Council tax band - D

SUMMARY OF ACCOMMODATION:

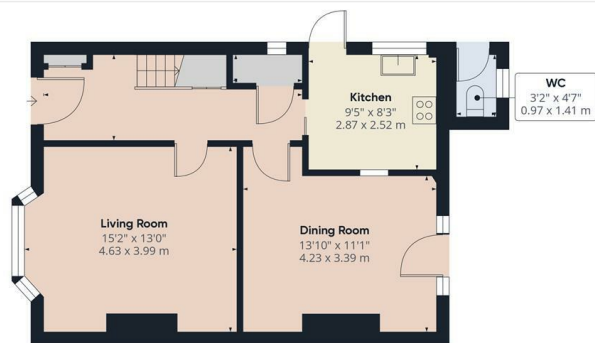
- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- BACKING ONTO WOODLAND
- OUTSIDE WC
- POTENTIAL TO EXTEND (STPP)
- THREE BEDROOMS
- OFF ROAD PARKING
- CAR PORT STORAGE AREA
- TWO RECEPTION ROOMS

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
E: sales@villageproperties.org
W: www.villageproperties.co.uk

Energy Efficiency 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	



Vp
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Approximate total area⁽¹⁾
1056.16 ft²
99.05 m²

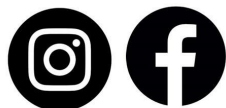
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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