



49 Dudley Close, Tilehurst, Reading, RG31 6JJ

Guide price £425,000 Freehold

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- DETACHED GARAGE
- TWO RECEPTION ROOMS
- CUL DE SAC LOCATION
- WALKING DISTANCE TO TILEHURST TRAIN STATION
- 360 VIRTUAL TOUR

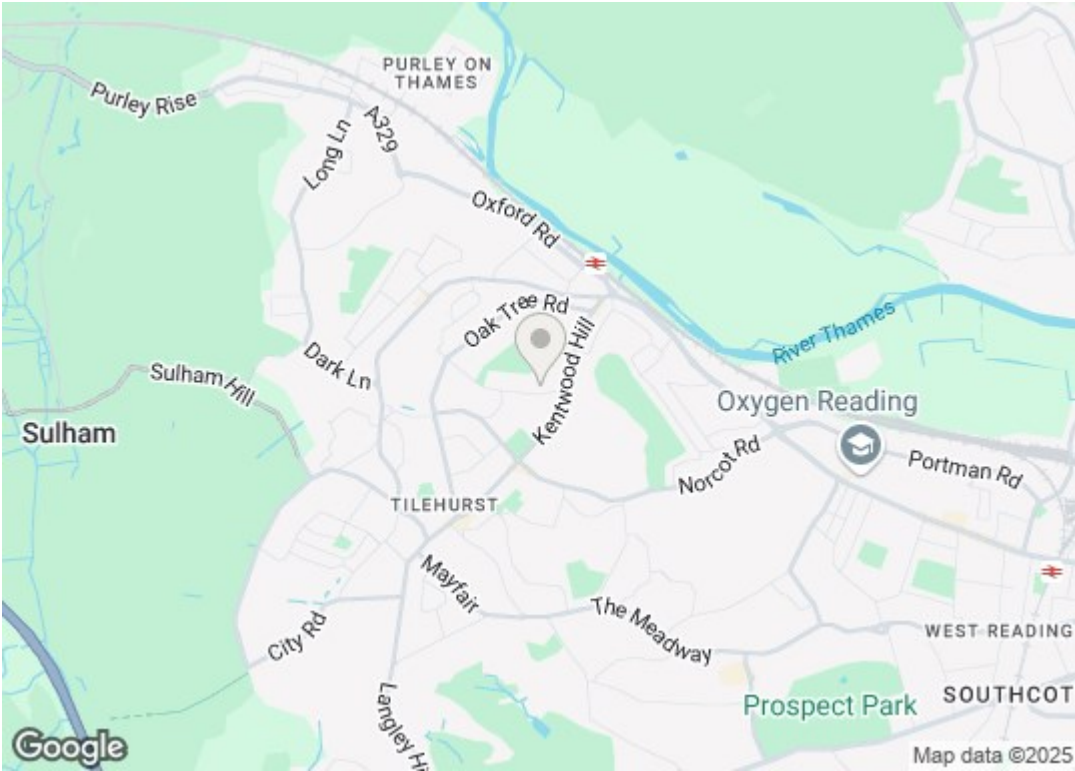
VP - NO ONWARD CHAIN & 360 VIRTUAL TOUR

This property will remain available for viewings until Tuesday 29th April, thereafter any interested parties will need to submit their best and final offer in writing no later than 10am on Wednesday 30th April 2025.

Presented to the market is this three bedroom semi detached house with ample off road parking and located in a cul de sac, within easy access to Tilehurst train station, bus routes, amenities, local schools and parks.

The accommodation comprises entrance hallway, living room, dining room and kitchen. On the first floor there are three generous size bedrooms, WC and bathroom. Externally the property has double gates leading to the garage and the garden has a patio and lawn area.

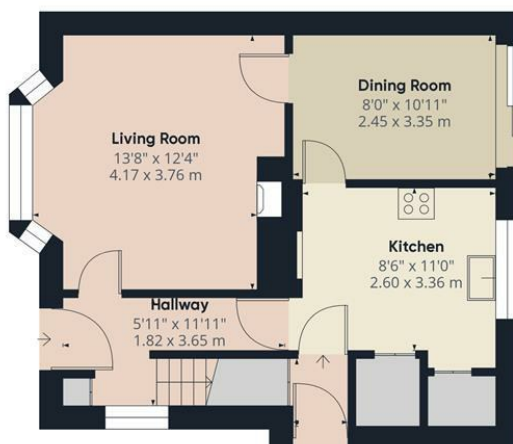
Council tax band - D



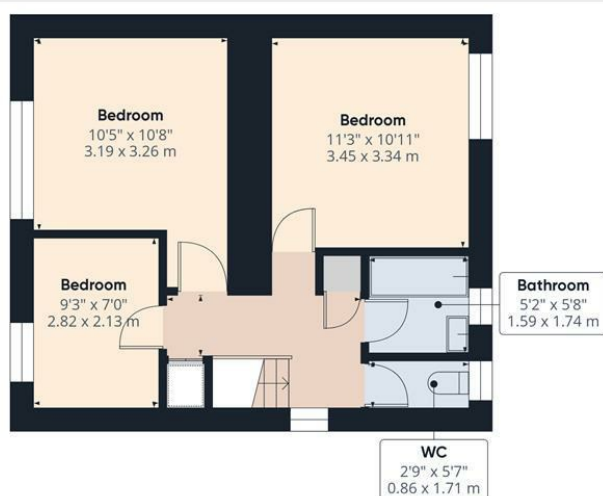
ADDITIONAL INFORMATION

DIRECTIONS

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 885.21 ft²
 82.24 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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