



Village Properties

17 Thicket Road
Tilehurst, RG30 4TY

Offers over £325,000 Freehold



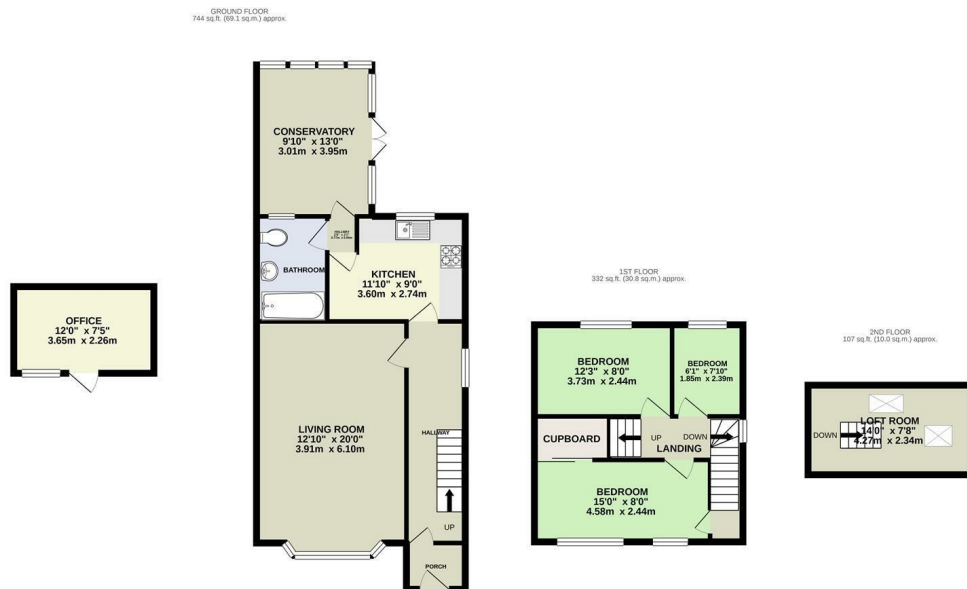
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17 Thicket Road

DESCRIPTION:

VP - This property will remain available for viewings until Saturday 20th February, thereafter any interested party will need to submit their best and final offer in writing before 10am on Monday 22nd February.

A three bedroom semi detached house located in a cul de sac with excellent access to shops, amenities, transport links and schools. The current owners have planning to build a two storey extension which is available on Reading Borough Council planning. The property comprises entrance hallway, living/dining room, kitchen, bathroom and a conservatory. On the first floor there are three bedrooms and a staircase to the loft/bonus room. Externally there is off road parking, side access and the rear garden is circa 60ft in depth with a refurbished outbuilding office, with power and lighting. (photos to follow of the rear garden once the works have been completed on the office).



TOTAL FLOOR AREA: 1183 sq ft. (109.9 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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SUMMARY OF ACCOMMODATION:

- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- BONUS LOFT ROOM
- CUL DE SAC LOCATION
- OFFICE OUTBUILDING
- REWIRED

ADDITIONAL INFO:

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	

VIEWING STRICTLY BY APPOINTMENT:

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

92 School Road
Reading
RG31 5AU