



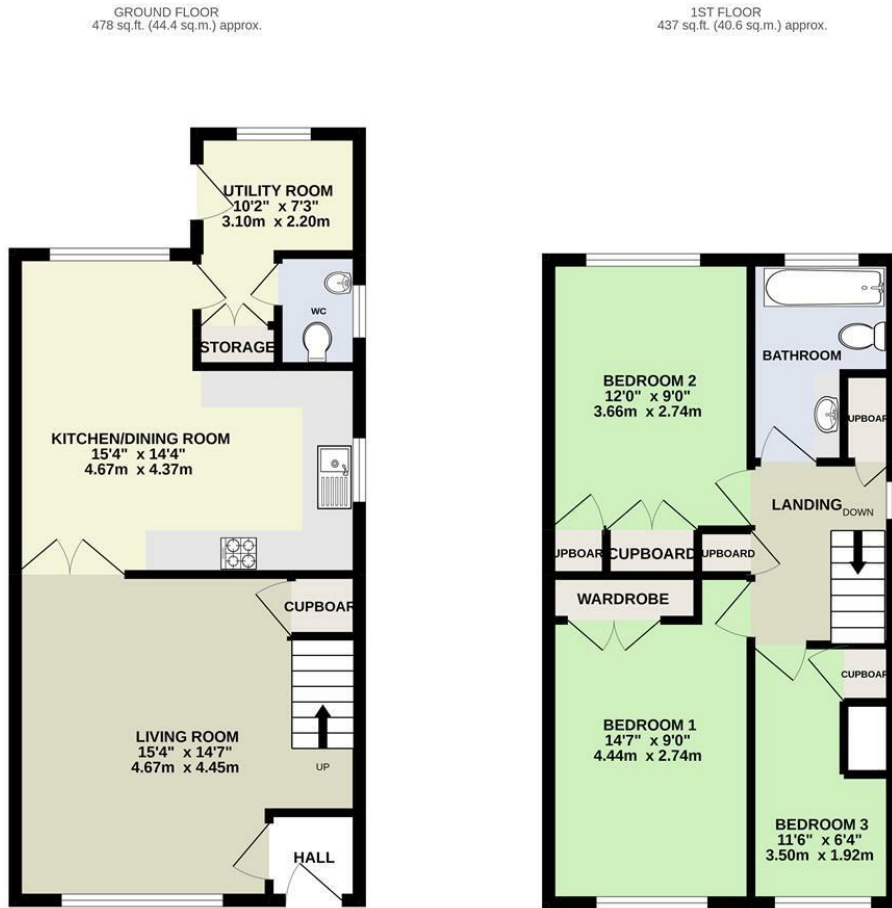
**52 Fircroft Close**  
Tilehurst, RG31 6LJ



Offers over £350,000 Freehold

*VillageProperties.co.uk*

# 52 Fircroft Close



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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.  
 Made with Metropix 62022

92 School Road



## DESCRIPTION:

VP - Presented to the market is this three bedroom semi detached house needing updating throughout. The property is located in a cul de sac and within walking distance to Tilehurst centre. The property comprises living room, kitchen/dining room, utility room and WC. On the first floor there are three bedrooms and a bathroom. The rear garden is enclosed with a lawn/patio area and direct access to the garage at the rear.

## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- KITCHEN/DINING ROOM
- GARAGE AT REAR
- SEMI DETACHED
- DOWNSTAIRS WC
- UTILITY ROOM

## 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:

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