

Vp

5 Mendip Drive
Tilehurst, RG31 5XX

Guide price £350,000 Freehold



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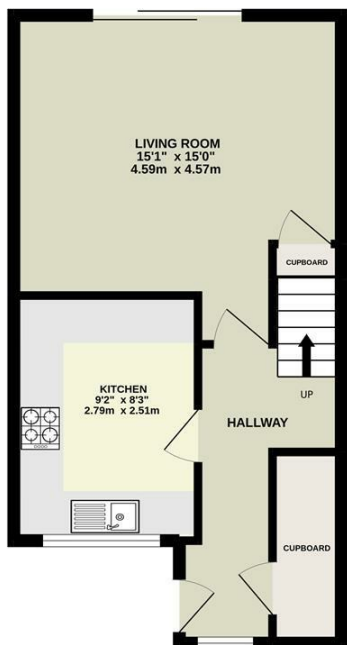


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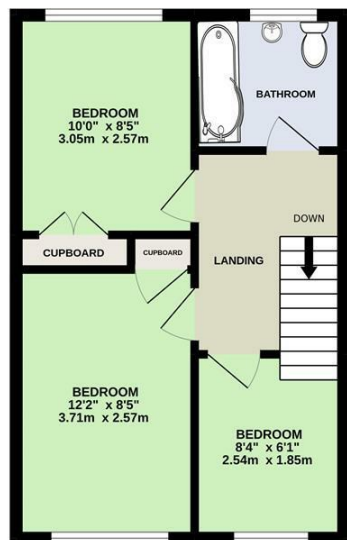
DESCRIPTION:

VP - Presented to the market with no onward chain complications is this three bedroom terrace house located in a cul de sac and within walking distance to Little Heath school. The property comprises entrance hallway, storage room, kitchen and living/dining room. On the first floor there are three bedrooms and a bathroom.

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



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



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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.
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SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- CUL DE SAC LOCATION
- ENCLOSED REAR GARDEN
- GARAGE IN BLOCK
- THREE BEDROOMS
- LIVING/DINING ROOM
- CLOSE TO LITTLE HEATH SCHOOL

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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