

Vp



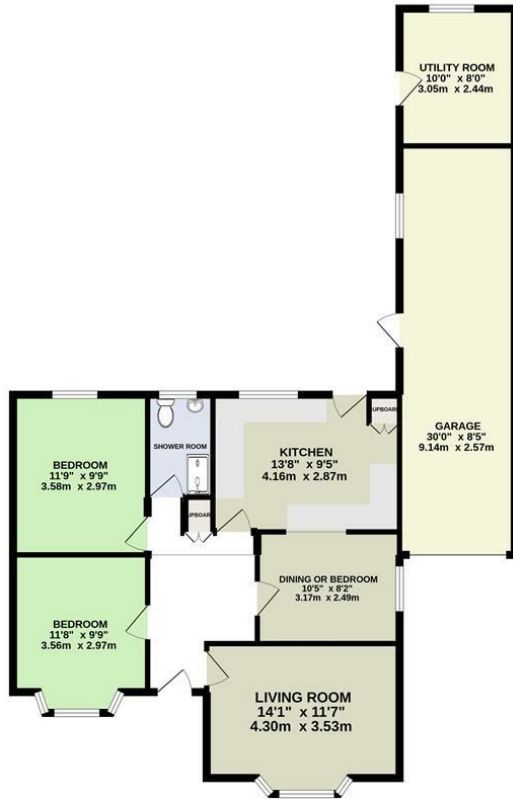
19 Orchard Close  
Tilehurst, RG31 6YS

Guide price £575,000 Freehold

[VillageProperties.co.uk](http://VillageProperties.co.uk)

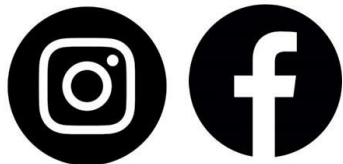
# 19 Orchard Close

GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA - 1037 sq.ft. (96.3 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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## DESCRIPTION:

VP - Presented to the market is this versatile two/three bedroom detached bungalow located within a popular road just off Long Lane. The property comprises entrance hallway, living room, shower room, two bedrooms, kitchen and a dining/bedroom. Externally there is off road parking for several cars and the rear garden is circa 150ft with access into the utility room and 30ft garage.

Other benefits include easy access to Tesco Express, Tilehurst mainline station, and is within easy reach of both Tilehurst and Pangbourne village centres. Cotswold recreation park/leisure centre and the River Thames at Purley are within easy walking distance.

Council tax band - E

## SUMMARY OF ACCOMMODATION:

- TWO/THREE BEDROOMS
- DETACHED
- OFF ROAD PARKING
- BUNGALOW
- GARAGE
- NO ONWARD CHAIN

## 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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