



9 Brooksby Road
Tilehurst, RG31 6NA

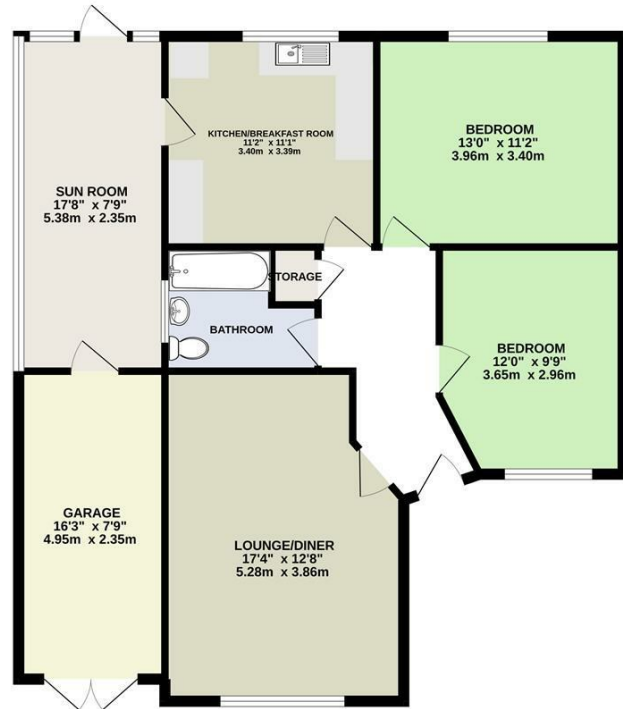


Guide price £450,000 Freehold

VillageProperties.co.uk

9 Brooksby Road

GROUND FLOOR
974 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.4 sq.m.) approx.
While 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 operation or efficiency can be given.
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DESCRIPTION:

VP - No onward chain. This property will remain available for viewings until Saturday 17th September, thereafter any interested party can submit an offer in writing by 10am on Tuesday 20th September 2022.

Presented to the market is this two double bedroom semi detached bungalow, only a short walk to Tilehurst centre. The property comprises entrance hallway, living/dining room, two bedrooms, bathroom, kitchen/breakfast room and sun room with direct access into the garage. Externally there is off road parking, side access to the rear garden which is enclosed with a patio and lawn area.

SUMMARY OF ACCOMMODATION:

- BUNGALOW
- TWO BEDROOMS
- SUN ROOM
- GARAGE
- NO ONWARD CHAIN
- SEMI DETACHED
- CLOSE TO TILEHURST VILLAGE
- OFF ROAD PARKING

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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