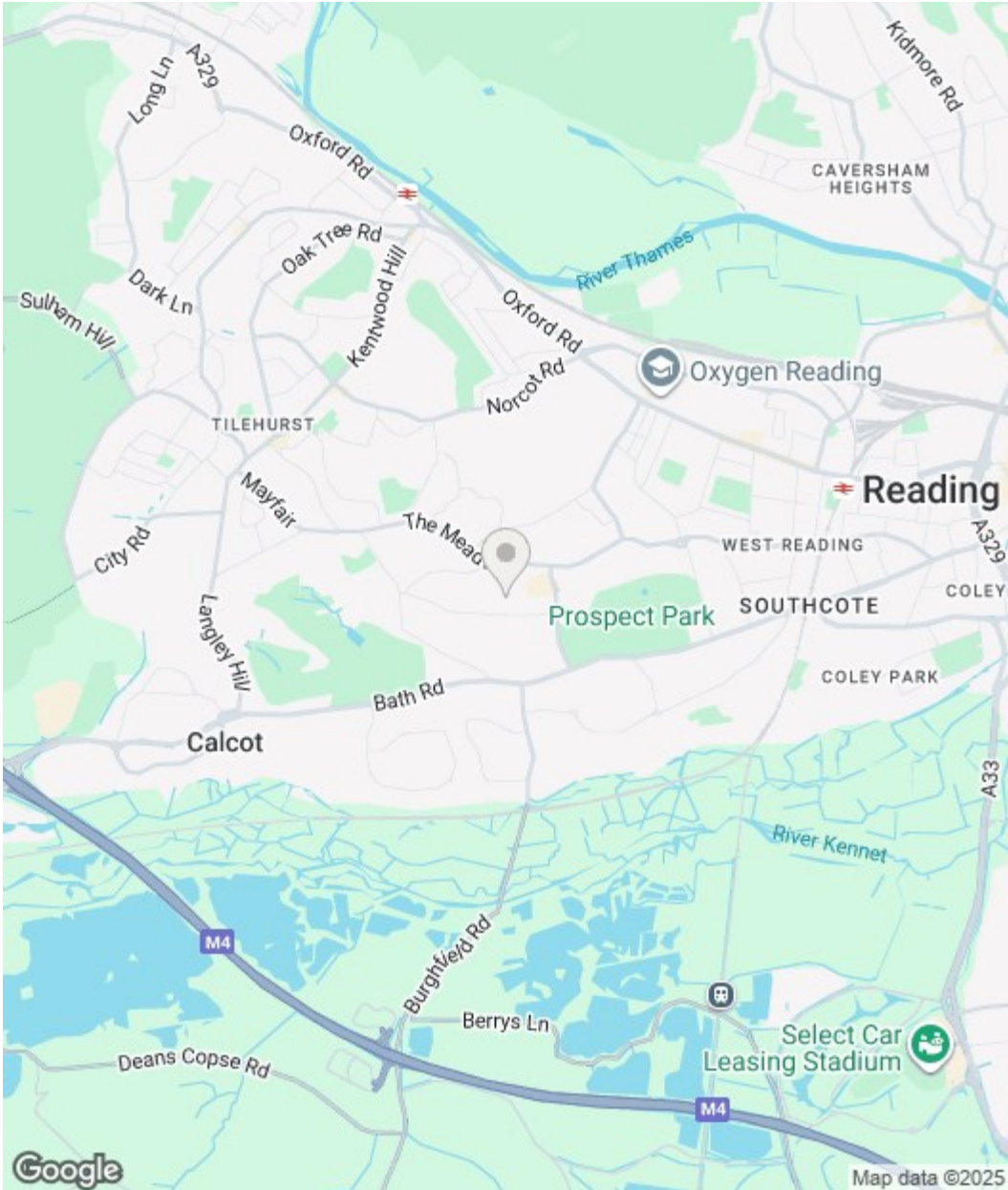




7 Stoneham Close

Tilehurst, RG30 4HB

Offers in excess of £350,000 Freehold



DESCRIPTION

VP - NO ONWARD CHAIN. This property will remain available for viewings until Tuesday 4th April, thereafter any interested party will need to submit their best and final offer in writing by 10am on Wednesday 5th April 2023.

Presented to the market is this two plus one 'Chalet' semi detached house located in a popular residential area with easy access to amenities, Prospect Park, The A4 Bath road, Reading Town Centre and Junction 12 of the M4 Motorway. Meadway Precinct with Supermarket, Gym and various other convenience stores and Supermarkets as well as reputable Schools, frequent bus services are all conveniently located.

The property comprises entrance hall, living/dining area, kitchen/breakfast, WC, bedroom, sun room and access into the larger than average garage. On the first floor there is a bathroom, bedroom with access into office space or bedroom.

Externally there is off road parking and a corner plot size garden.

Council tax band - D (Reading)

- SUMMARY OF ACCOMMODATION**
- SEMI DETACHED HOUSE
 - TWO PLUS ONE BEDROOMS
 - SUN ROOM
 - LARGE GARAGE
 - NO ONWARD CHAIN
 - CORNER PLOT GARDEN
 - SIDE ACCESS
 - DOWNSTAIRS WC

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(10 plus) A		
(81-91) B			(9-10) B		
(69-80) C			(8-9) C		
(55-68) D			(7-8) D		
(39-54) E			(6-7) E		
(21-38) F			(5-6) F		
(1-20) G			(4-5) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Approximate total area⁽¹⁾

1523.73 ft²
141.56 m²

Reduced headroom

38.72 ft²
3.60 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360