



30a Chapel Hill  
Tilehurst, RG31 5DG



Guide price £285,000 Freehold

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

# 30a Chapel Hill

## DESCRIPTION:

VP - No onward chain. Presented to the market is this two bedroom house set back from the road and located within easy access to amenities, bus routes, schools, train station and the M4 junction 12. The property comprises WC, refitted kitchen area, living area with doors leading to the rear garden and side access gate. On the first floor there are two bedrooms and a bathroom. There is an allocated parking space to the front of the property.

Council tax band - C

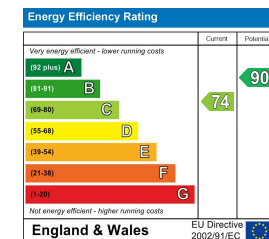
## SUMMARY OF ACCOMMODATION:

- END OF TERRACE
- TWO BEDROOMS
- DOWNSTAIRS WC
- SIDE ACCESS
- NO ONWARD CHAIN
- PARKING
- PRIVATE GARDEN
- CLOSE TO TILEHURST CENTRE

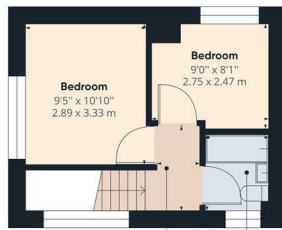
## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk



Ground Floor



Landing 3'11" x 6'7" / 0.96 x 2.03 m  
Bathroom 5'2" x 6'2" / 1.58 x 1.89 m

Floor 1



Approximate total area<sup>(1)</sup>  
502.31 ft<sup>2</sup>  
46.67 m<sup>2</sup>

Reduced headroom  
10.13 ft<sup>2</sup>  
0.94 m<sup>2</sup>

(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.

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