

Vp

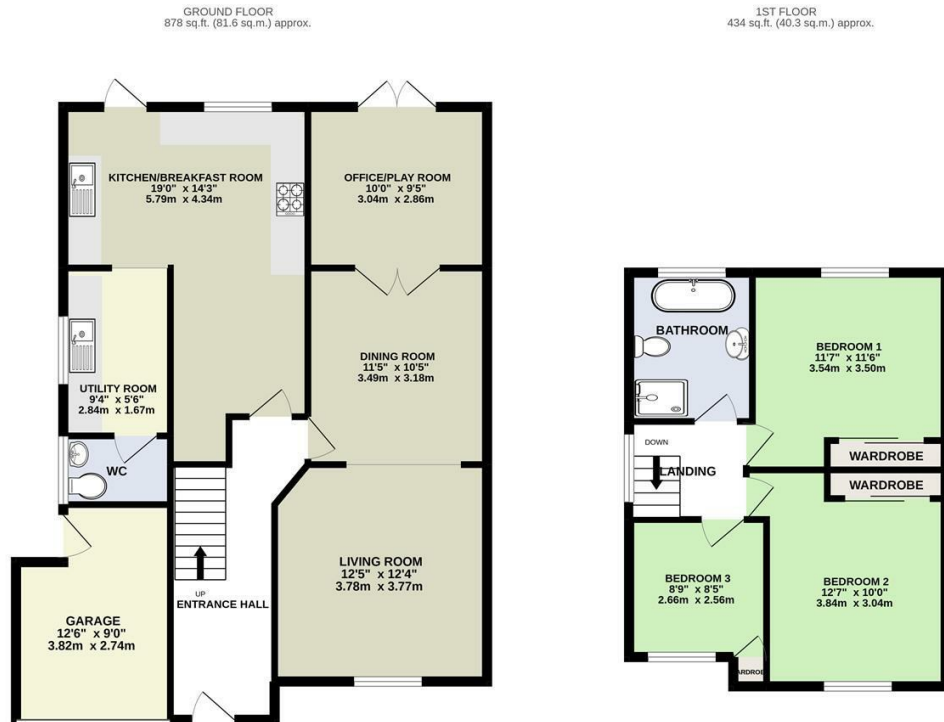
2 Fullbrook Crescent
Tilehurst, RG31 6RX

Guide price £475,000 Freehold



VillageProperties.co.uk

2 Fullbrook Crescent



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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 stunning three bedroom semi detached house with off road parking for several cars. The property comprises entrance hallway, living/dining room, office/play room, kitchen/breakfast room, utility and WC. On the first floor there are three generous size bedrooms and a refitted four piece bathroom suite. The rear garden is circa 80ft in length and has access into the garage.

Council tax band - D

SUMMARY OF ACCOMMODATION:

- EXTENDED
- DOWNSTAIRS WC
- GARAGE
- STUNNING CONDITION
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- UTILITY ROOM
- AMPLE OFF ROAD PARKING
- SEMI DETACHED
- GAS CENTRAL HEATING

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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