



2 Calder Close
Tilehurst, RG30 4XL

Guide price £375,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

2 Calder Close

DESCRIPTION:

VP - NO ONWARD CHAIN.

This property will remain available for viewings until Tuesday 26th March, thereafter any interested party will need to submit their best and final offer in writing by 10am on Wednesday 27th March 2024.

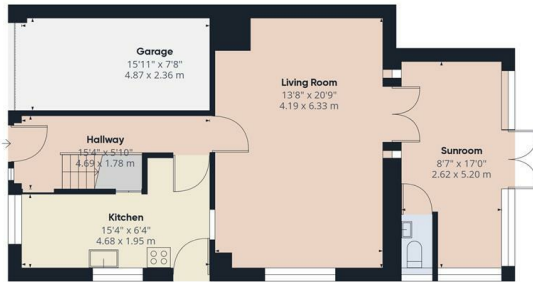
Presented to the market is this three bedroom semi detached house with off road parking for several cars and located within excellent access to local schools, amenities, bus routes and parks. The property comprises entrance hallway, kitchen/breakfast room, living room, sun room and a wc. On the first floor there are three bedrooms and a bathroom. Externally there is a side access gate leading to the rear garden which is circa 70ft in depth.

Council tax band - D

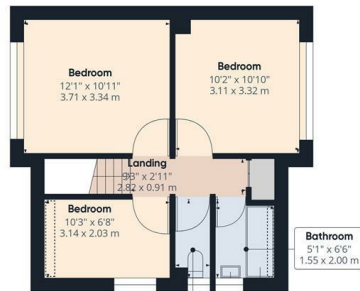
SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- GARAGE
- SUN ROOM
- THREE BEDROOMS
- OFF ROAD PARKING
- DOWNSTAIRS WC
- SIDE ACCESS TO REAR GARDEN

ADDITIONAL INFO:



Ground Floor



Floor 1



Approximate total area¹⁾

1156.01 ft²

107.4 m²

Reduced headroom

8.64 ft²

0.8 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

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	

Get Social



VIEWING STRICTLY BY APPOINTMENT:

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