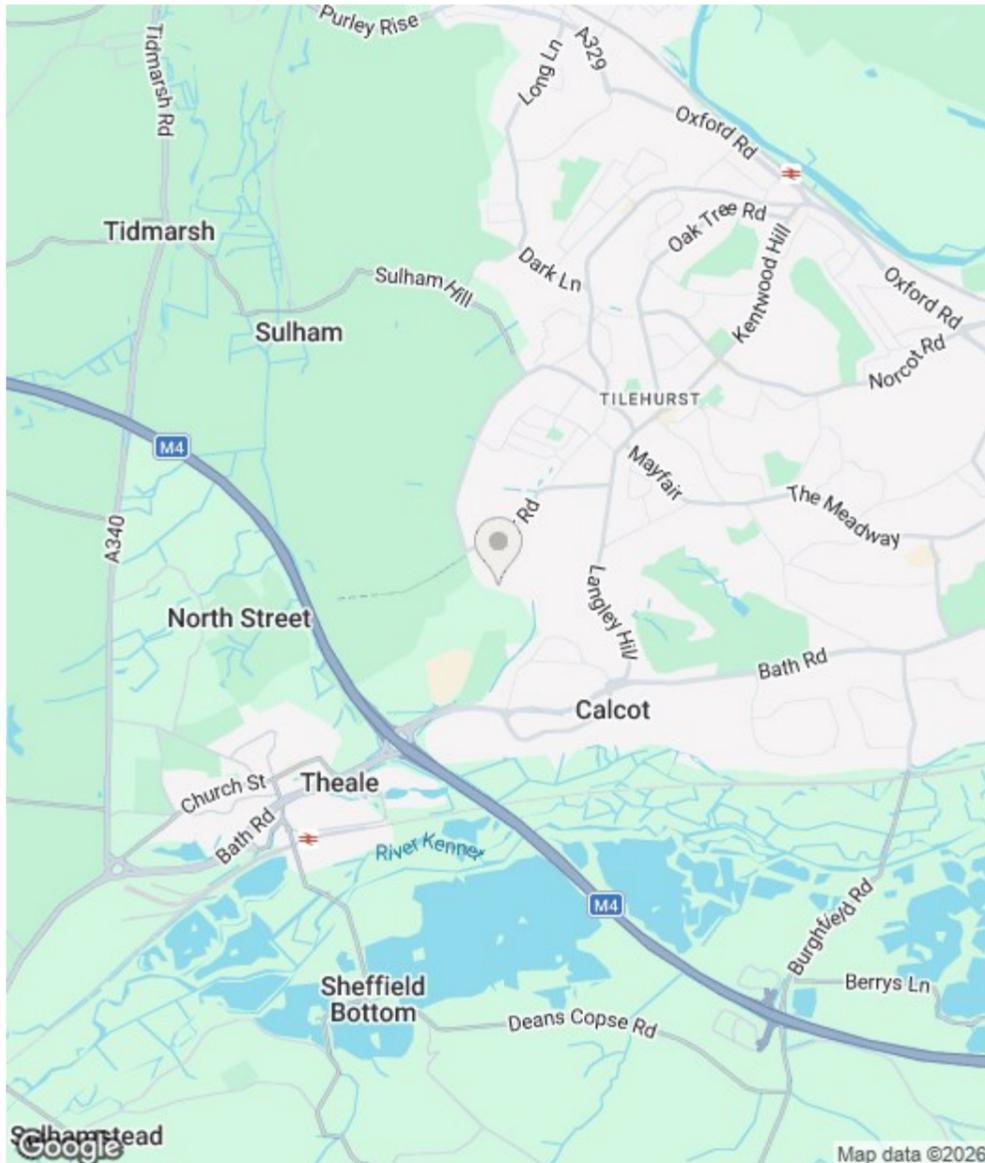




# 37A Seventh Avenue, Garston Tilehurst, RG31 4TL

Offers in excess of £125,000 Freehold



### DESCRIPTION

VP - NO ONWARD CHAIN & 360 Virtual Tour.

Presented to the market is this two bedroom detached park home located on the edge of the development and offering lovely woodland views. The property has recently been recently refurbished throughout to a high standard. The property comprises entrance hallway, two bedrooms, shower room, kitchen and living room. There is an allocated parking space.

Council tax band - A  
Ground rent - TBC

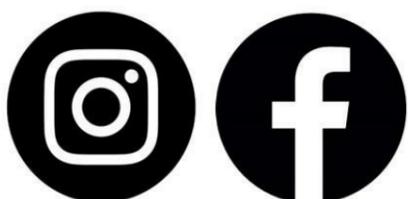
### SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- TWO BEDROOMS
- LARGER THAN AVERAGE GARDEN
- REFURBISHED THROUGHOUT
- PARKING
- BACKING ONTO WOODLAND
- PARK HOME
- DETACHED
- 360 VIRTUAL TOUR
- OVER 45'S

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**Approximate total area<sup>(1)</sup>**  
421.62 ft<sup>2</sup>  
39.17 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**