



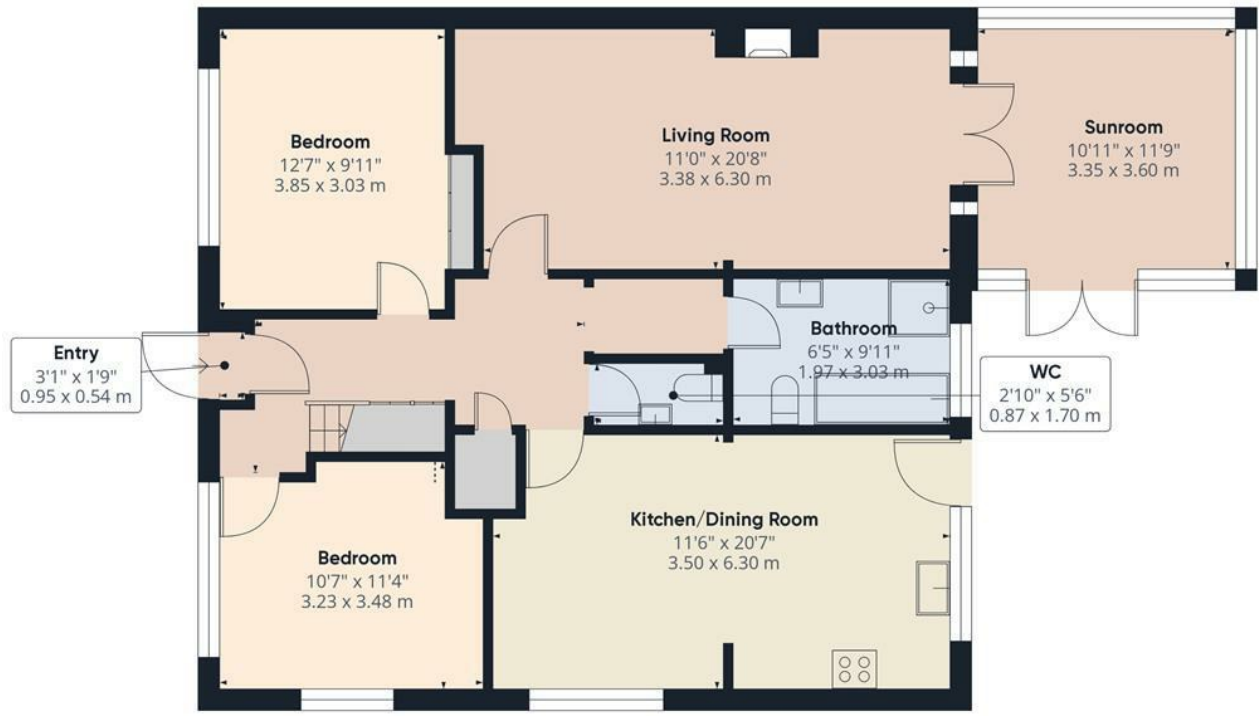
13 Orchard Close

Tilehurst, RG31 6YS

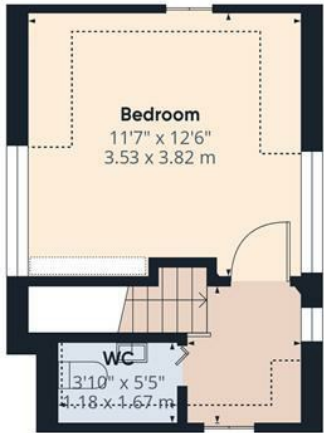
Guide price £650,000 Freehold



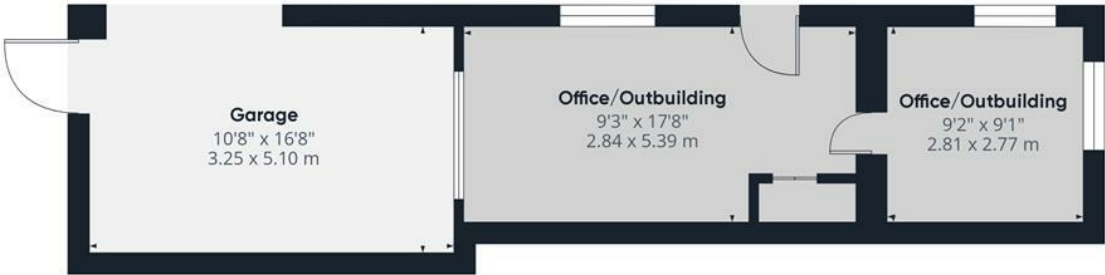
13 Orchard Close



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area[®]
2924.9 ft²
271.73 m²

Reduced headroom
55.41 ft²
5.14 m²

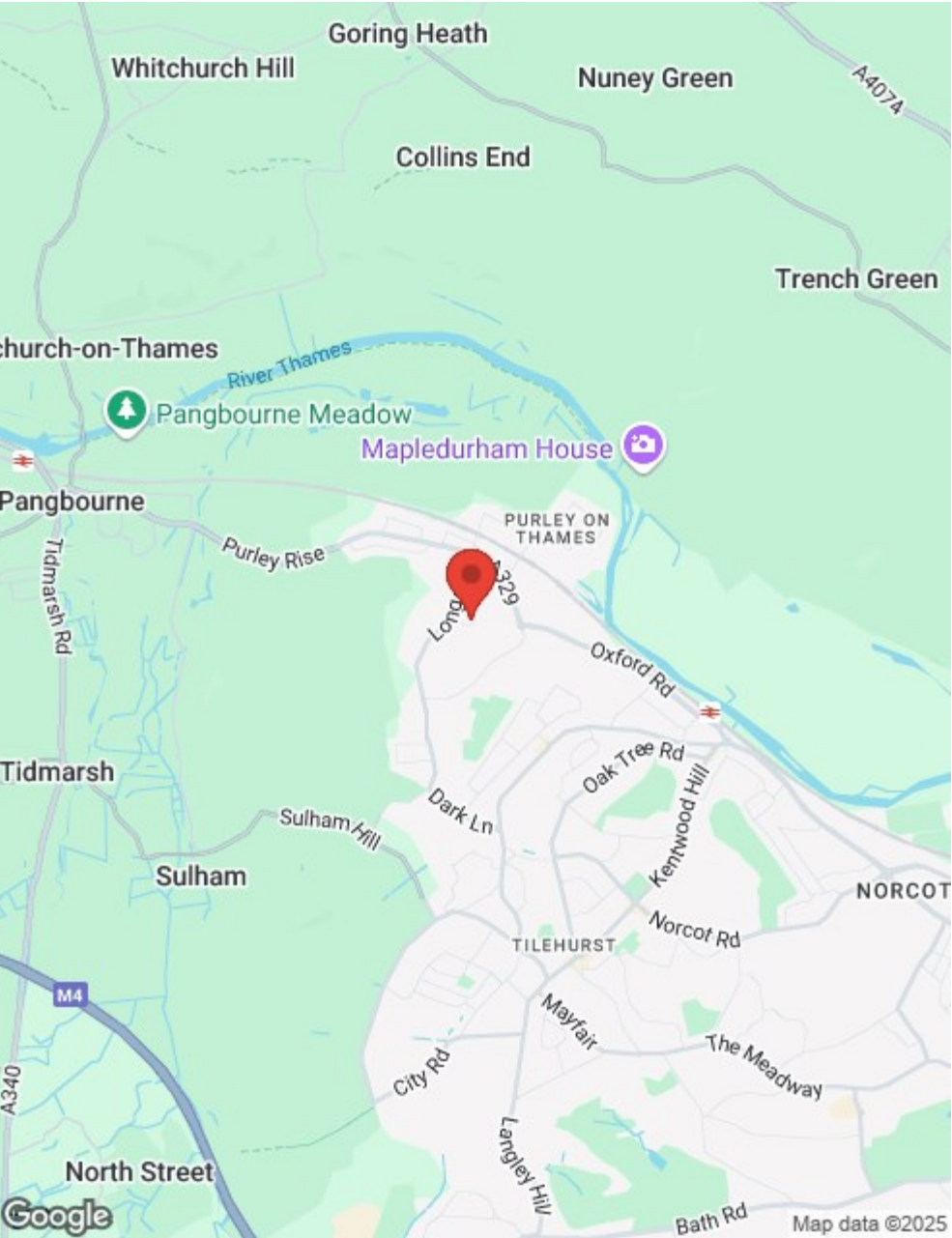
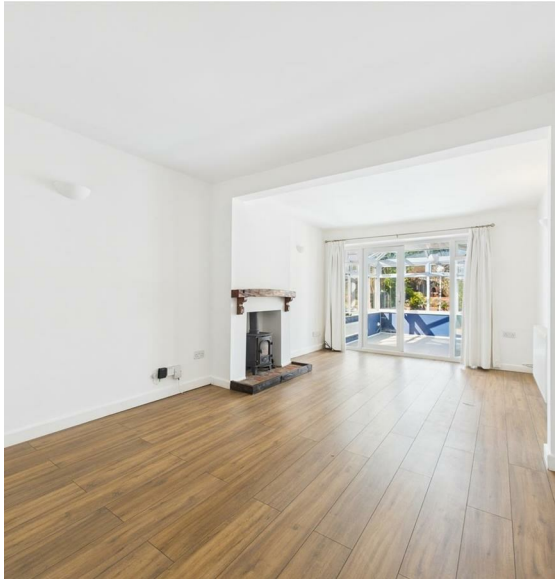
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



DESCRIPTION:
VP - NO ONWARD CHAIN. 360 VIRTUAL TOUR.

Presented to the market is this three bedroom detached chalet bungalow, located within excellent access to local schools, amenities, bus routes and Tilehurst train station.

The accommodation comprises entrance porch, two bedrooms downstairs, one bathroom, one W/C, large kitchen/dining room, 20ft living room leading to the sun room with doors heading out to the garden patio. Upstairs is the third bedrooms and a additional W/C.

Externally, there is driveway parking, well maintained garden with a spacious patio and lawn. Additionally, the property has a garage and multi use office/outbuilding.

Council tax band - F

SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- DETACHED
- THREE BEDROOMS
- SUN ROOM
- OFFICE/OUTBUILDING
- EXCELLENT CONDITION
- DRIVEWAY PARKING

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	58