



56 Thirlmere Avenue
Reading, RG30 6XN

Guide price £345,000 Freehold



DESCRIPTION
VP - Presented to the market is this three bedroom end of terrace home with off road parking and within walking distance to Tilehurst train station. The accommodation comprises entrance hallway, living room and kitchen/dining room. On the first floor there are three bedrooms and a shower room. The property has side access leading to the landscaped rear garden.

Council tax band - C

SUMMARY OF ACCOMMODATION

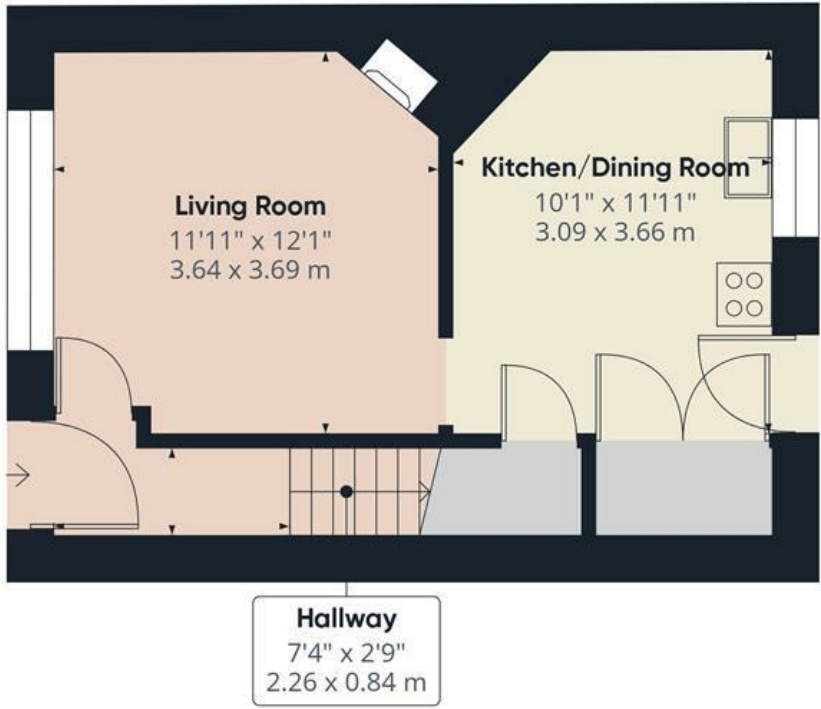
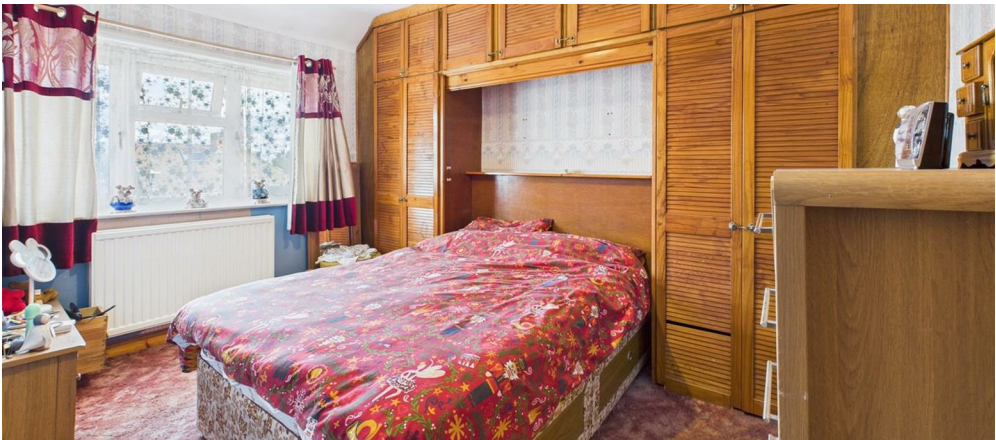
- END OF TERRACE
- OFF ROAD PARKING
- THREE BEDROOMS
- SIDE ACCESS TO REAR GARDEN
- KITCHEN/DINING ROOM
- BACKING ONTO WOODLAND
- CLOSE TO TILEHURST TRAIN STATION

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	

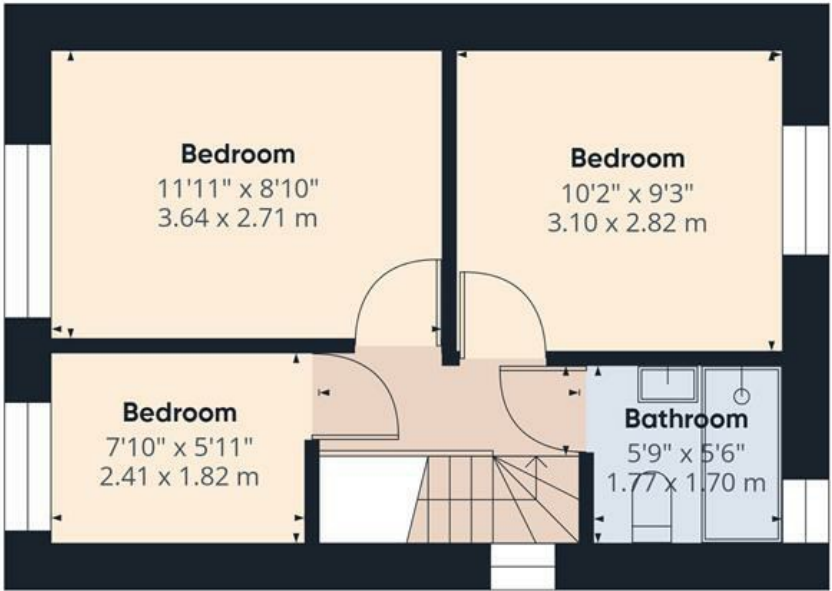
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



Floor 1



Approximate total area[™]
628 ft²
58.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360