



1 Avington Close
 Tilehurst, RG31 5LW

Asking price £425,000 Freehold



DESCRIPTION

VP - Presented to the market in the cul-de-sac of Avington Close, is this charming three-bedroom end of terrace house offering a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The living room is inviting, while the dining room is ideal for family meals or gatherings with friends.

The heart of the home is the refitted kitchen, which combines modern functionality with a warm atmosphere, making it a delightful space for culinary adventures. Upstairs, you will find a well-appointed bathroom, ensuring that the needs of the household are met with ease.

This property also features parking, along with a garage which has access from the rear garden, providing practical solutions for your parking needs. The location is particularly advantageous, being close to local schools, amenities, and bus routes, making daily commutes and errands straightforward.

With its appealing features and prime location, this end terrace house is an excellent opportunity for families or individuals seeking a welcoming home in a friendly neighbourhood. Do not miss the chance to make this delightful property your own.

Council tax band - C

SUMMARY OF ACCOMMODATION

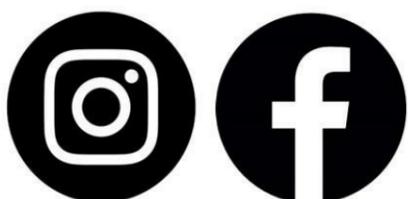
- CUL DE SAC LOCATION
- THREE BEDROOMS
- GARAGE
- PARKING
- TWO RECEPTION ROOMS
- REFITTED KITCHEN
- END OF TERRACE
- 360 VIRTUAL TOUR



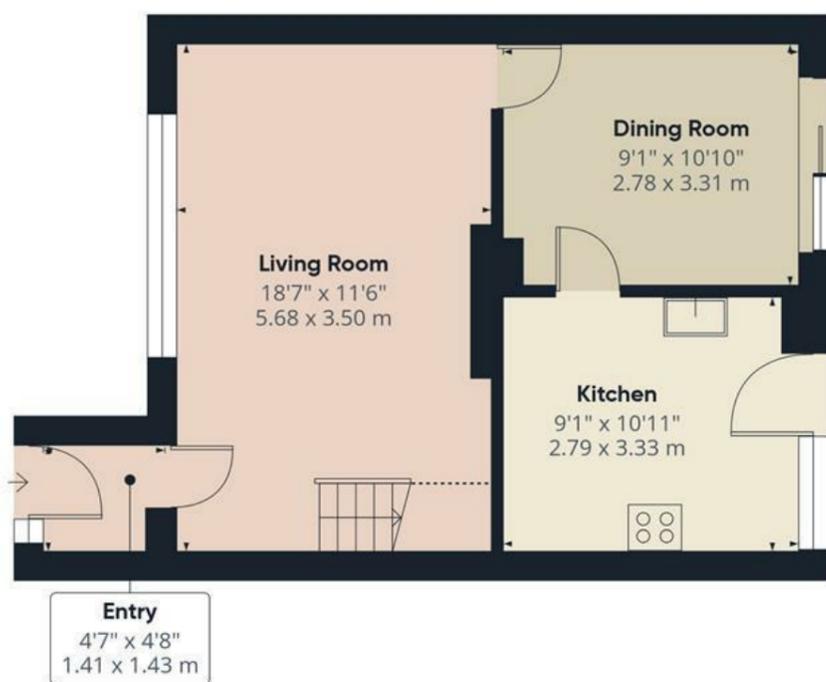
Energy Efficiency Rating	
Current	Potential
63	76

Environmental Impact (CO ₂) Rating	
Current	Potential

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m
970 ft²
90.3 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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