



33 Blewbury Drive

Tilehurst, RG31 5HJ

Guide price £475,000 Freehold



DESCRIPTION

VP - CLOSED CHAIN ABOVE & 360 VIRTUAL TOUR.

Presented to the market is this three bedroom semi detached house with off road parking, garage and within excellent access to local schools, amenities, bus routes, parks and Countryside.

The accommodation comprises an entrance hallway, open plan living/dining room with doors into a sun room. The kitchen/breakfast room has direct access into the garage. On the first floor there are three bedrooms, WC and bathroom.

The rear garden has a mixture of patio/lawn and a cabin/shed which has been half converted into an office. Located within close proximity to highly regarded local schools including Birch Copse 0.5 miles, St Paul's 0.2 miles and Little Heath Secondary 0.5 miles.

Council Tax Band D

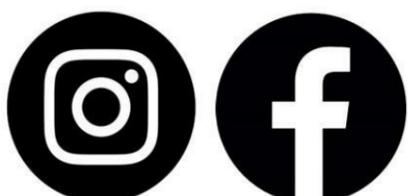
SUMMARY OF ACCOMMODATION

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- SUN ROOM
- OUTBUILDING
- OFF ROAD PARKING
- GARAGE WITH ACCESS TO GARDEN
- 360 VIRTUAL TOUR

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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m
1170 ft²
108.9 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.

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