



Tern Close, Tilehurst, Reading, Berkshire, RG30 4AZ

£350,000 *Freehold*

2 2 2

Extended Two Bedroom Semi in Tilehurst

This extended two-bedroom semi-detached home is ideally situated in a quiet no-through road, within easy walking distance of bus routes, shops, schools, and other local amenities.

The generous ground floor accommodation comprises an entrance hall, inner hallway, spacious kitchen, living room, separate dining room, and an outer lobby/utility area incorporating a WC and shower room. To the first floor are two well-proportioned bedrooms, complemented by a family bathroom suite.

Externally, the property benefits from a double-width driveway and a private rear garden measuring approximately 50 feet in length. The home is offered to the market with no onward chain complications.

KEY FEATURES

- Two bedroom extended semi
- Driveway parking
- Two reception rooms
- Spacious kitchen
- Living room
- Outer Lobby/Utility area
- No onward chain!



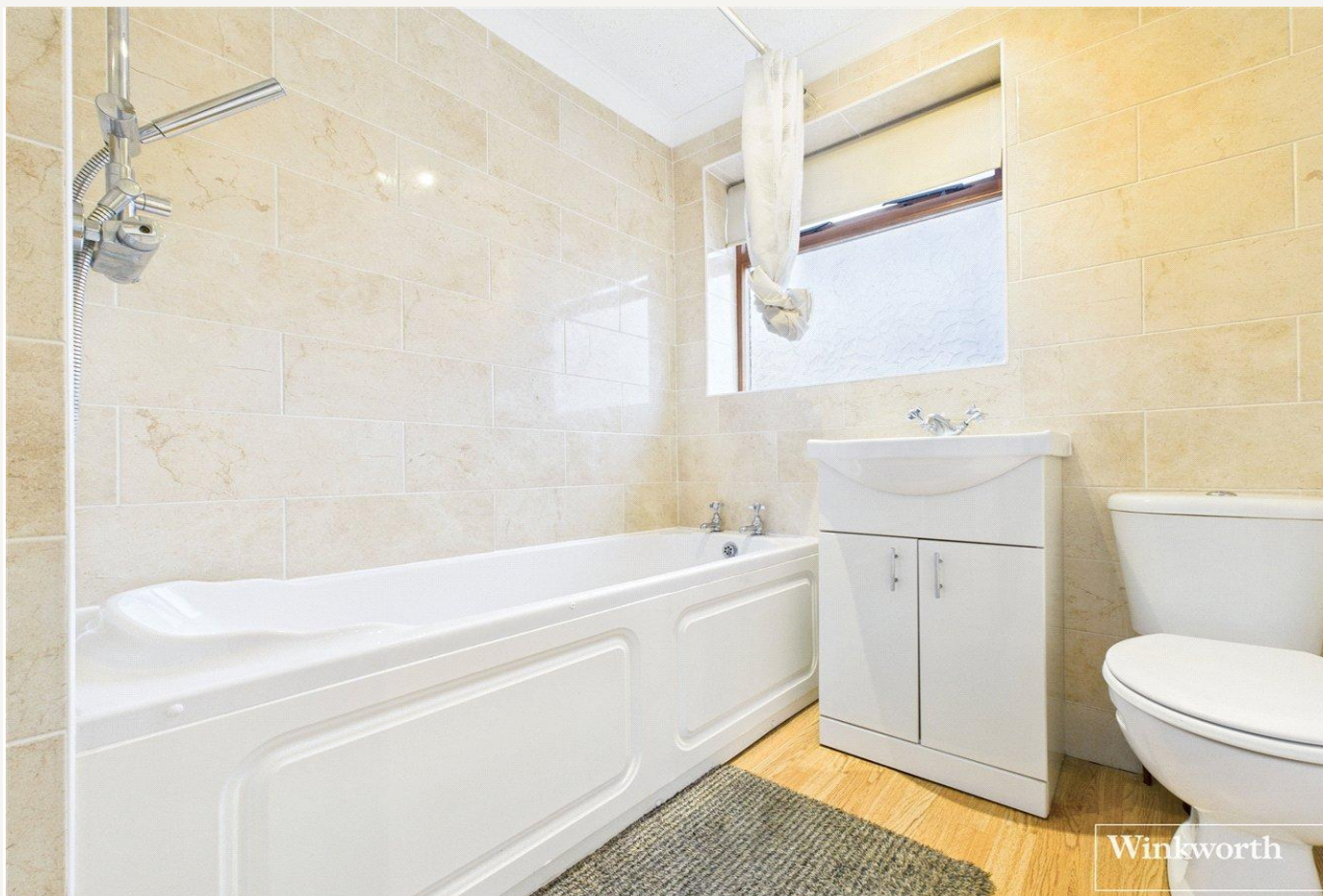
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MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: D



Ground Floor



Floor 1

**Approximate total area^m**

101.6 m²
1093 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA250857>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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