

3 Bed End Of Terrace In Armour Hill Tilehurst, Reading, RG31 6JL £350,000





SHORT DESCRIPTION

Property Ref: 16691 Set within the sought-after Armour Hill area of Tilehurst, this beautifully presented three-bedroom end-of-terrace home offers spacious and versatile accommodation, ideal for families and first-time buyers alike. The property comprises a generous living room, a modern kitchen diner, three well-proportioned bedrooms and a family shower room. Externally, there is a long driveway parking and a garage to the rear, along with excellent outdoor space. Local schools, Tilehurst village shops, regular bus services into Reading town centre and Arthur Newbery Park are all close by. A real highlight is the fully owned 9 x 440kw solar panels and 10kw battery, not rented or leased, which help keep running costs exceptionally low. From March to September, the only electricity cost is typically the standing charge, with surplus energy exported to the grid. In the autumn and winter, the battery can be charged overnight from as little as 8p per kWh, helping maximise savings and export income while comfortably covering daily usage. Property Type: End of Terrace Full selling price: £350000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: D EPC rating: C Measurement: 818.057 sqft. Outside Space: Front Garden, Rear Garden Parking: Allocated, Garage, Driveway, Off street, On street Heating Type: Gas Central Heating, Double Glazing Chain Sale or Chain Free: Chain sale Possession of the property: Self-occupied -----

3

Bed Room(s)

1

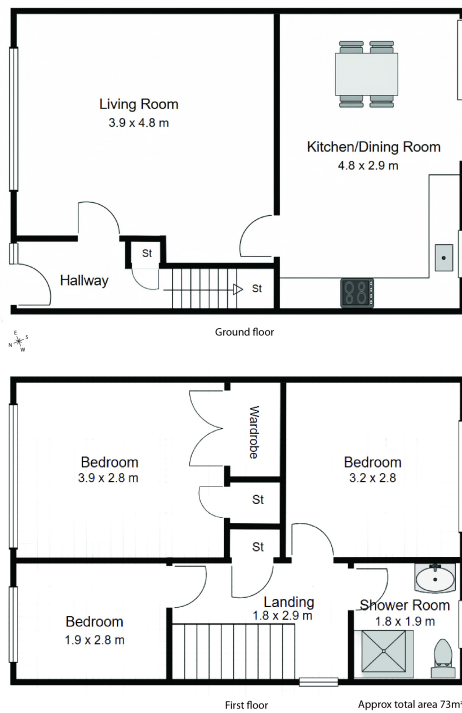
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	End-terrace house
Total floor area	76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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