

SANSOME & GEORGE

Residential Sales & Lettings

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Kentwood Hill, Tilehurst, Reading, Berkshire, RG31 6JG



A purpose built 2 Bedroom Maisonette with Garden located in the heart of Tilehurst Village within walking distance of amenities, regular Bus Services into Reading Town Centre and Tilehurst Train Station with links to London Paddington. Offered with the advantage of 'No Onward Chain' complications, the property will make an ideal First Time or Investment purchase. Tilehurst & Purley-on-Thames Office (0118) 9420 500

£129,950

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

email: reading@sansome-george.com

Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

email: tilehurst@sansome-george.com

Lettings & Management

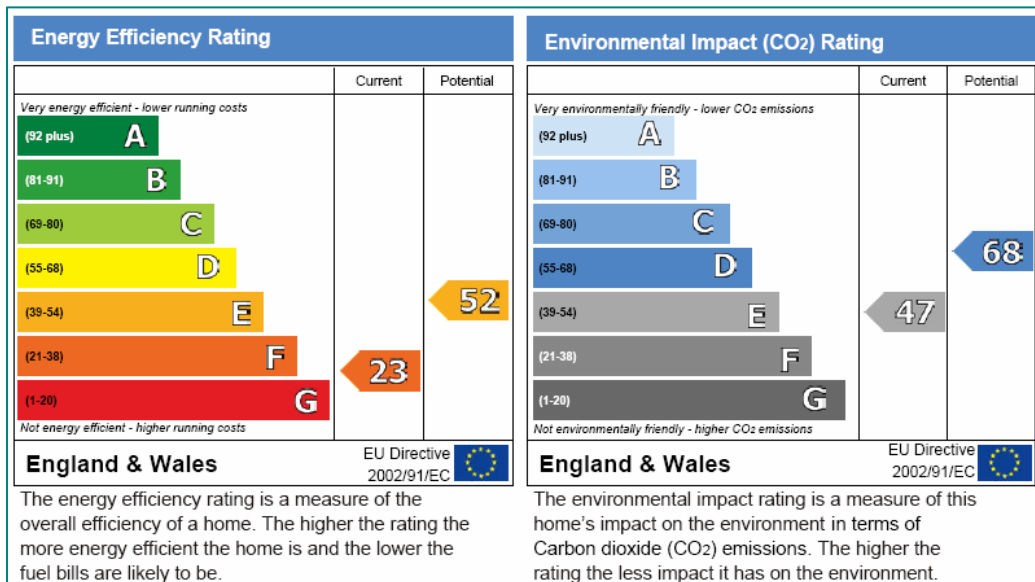
298 Oxford Road
Reading RG30 1AD

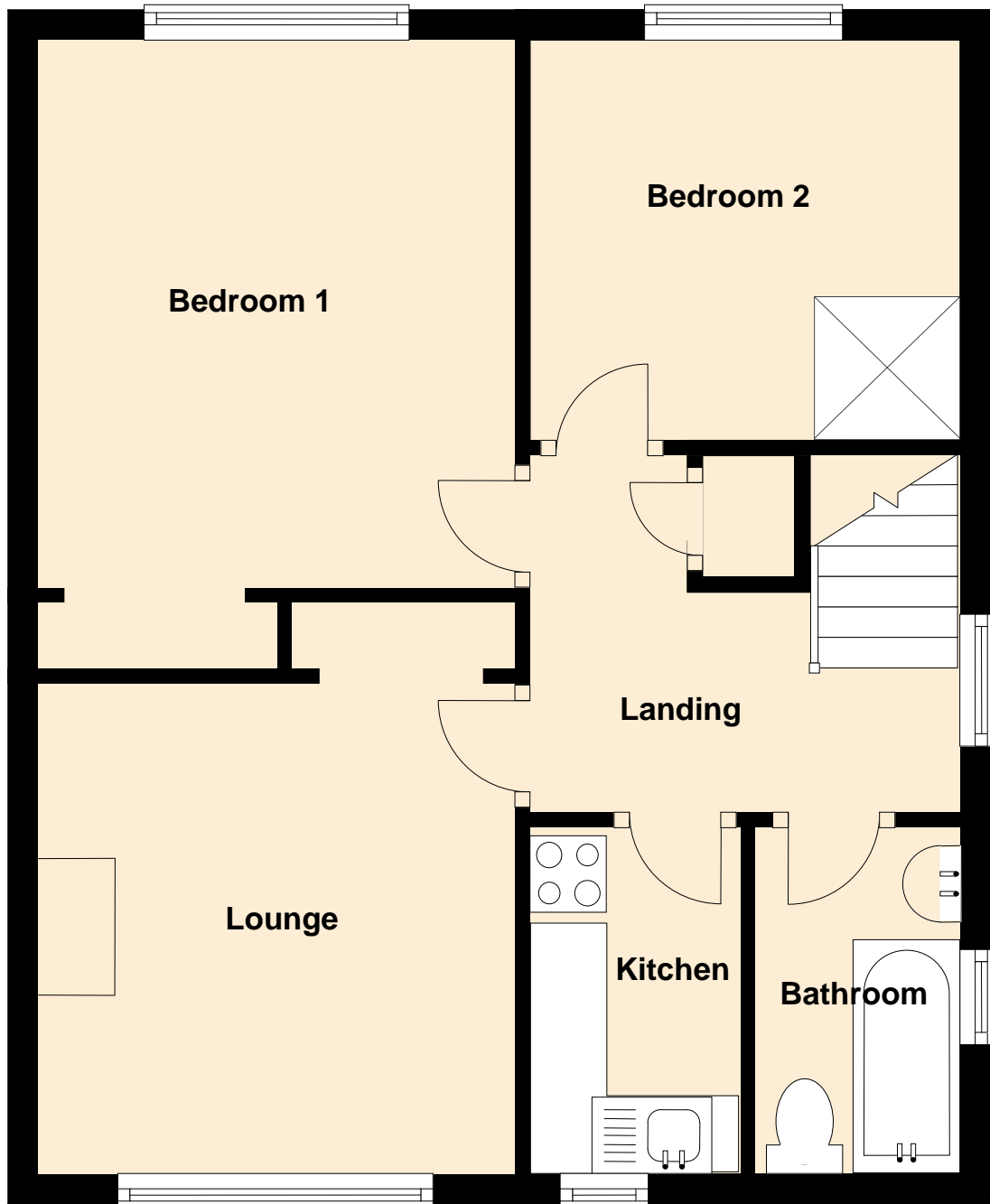
0118 939 1999

email: lettings@sansome-george.com

Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

- ENTRANCE HALL** Hardwood front door, side aspect window and stairs to:-
- LANDING** Side aspect window, textured ceiling with inset hatch providing access to partially boarded Loft space. Built in storage cupboard and doors to:-
- LIVING ROOM** (10'6" x 10'3") Rear aspect UPVC secondary glazed window, coved and textured ceiling, TV, telephone and cable points and wall mounted gas fire.
- KITCHEN** (7'3" x 4'6") Rear aspect window, textured ceiling, fitted base and eye level units with rolled edge work top surfaces with tiled surrounds, single bowl single drainer stainless steel inset sink unit, appliance space for cooker with gas point.
- BEDROOM 1** (11'6" x 10'3") Front aspect glazed window, coved and textured ceiling, wall mounted electric heater, TV point.
- BEDROOM 2** (9'3" x 8'7" max.) Front aspect glazed window, textured ceiling, wall mounted heater.
- BATHROOM** Side aspect window, textured ceiling, ceramic tiled floor. Matching three piece suite with tiled surrounds comprising low level WC, panel enclosed bath with shower over and glass screen and wall mounted pedestal wash hand basin. Wall mounted gas fired boiler serving domestic hot water.
- OUTSIDE**
- GARDEN** To the rear of the property is a sloping garden laid mainly to lawn.





PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.