

SANSOME & GEORGE

Residential Sales & Lettings

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Marten Place, Tilehurst, Reading, Berkshire, RG31 6FB



A highly sought after 'Wimpey' built Semi Detached offered to the market with the advantage of 'No Onward Chain' complications and in our opinion, in need of some 'cosmetic' updating. Complemented by UPVC double glazing, gas fired central heating to radiators (n/t) and a Garage with Driveway, accommodation includes a 17' Living Room, 12' Kitchen, two 'double' Bedrooms and a first floor Bathroom. Cotswold Playing Fields with Sports Centre, regular Bus Services into Rearend Town Centre, Tesco's Express and Tilehurst Train Station are all conveniently located within 1 mile. Early interest is anticipated in this sought after property and therefore a viewing comes highly recommended.

Tilehurst & Purley-on-Thames Office (0118) 9420 500

£189,950

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

ENTRANCE PORCH Side aspect UPVC double glazed front door, front aspect UPVC double glazed window and door to:-

LOUNGE / DINER (17'6" x 12'9") Front aspect UPVC double glazed window, two radiators, TV point, stairs to first floor with built in storage cupboard below, wall mounted thermostat control for central heating. Door to:-



KITCHEN (12'9" x 9'1") Rear aspect UPVC double glazed window and UPVC double glazed courtesy door to rear garden, radiator. Single drainer stainless steel inset sink unit with cupboards below, a further range of high and low level matching units with work top surfaces and tiled surrounds, space for cooker with electric point, appliance space for fridge. Wall mounted gas fired boiler serving central heating and domestic hot water.



STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with inset ceiling hatch providing access to Loft space. Doors to:-

BEDROOM 2 (12'9" x 9'7") Rear aspect UPVC double glazed window, radiator and built in airing cupboard housing factory lagged hot water cinder.

BEDROOM 1 (12'9" x 9'2") Front aspect UPVC double glazed window, radiator.

BATHROOM Side aspect UPVC double glazed frosted window, radiator. Three piece suite with tiled surrounds comprising panel enclosed bath, low level WC and wall mounted pedestal wash hand basin.

OUTSIDE

GARAGE Single Garage with metal up and over door.

GARDENS **TO THE FRONT** is a small open plan area laid to lawn with parking for two cars on a driveway to the side. Secure gate gives pedestrian access to Rear Garden.

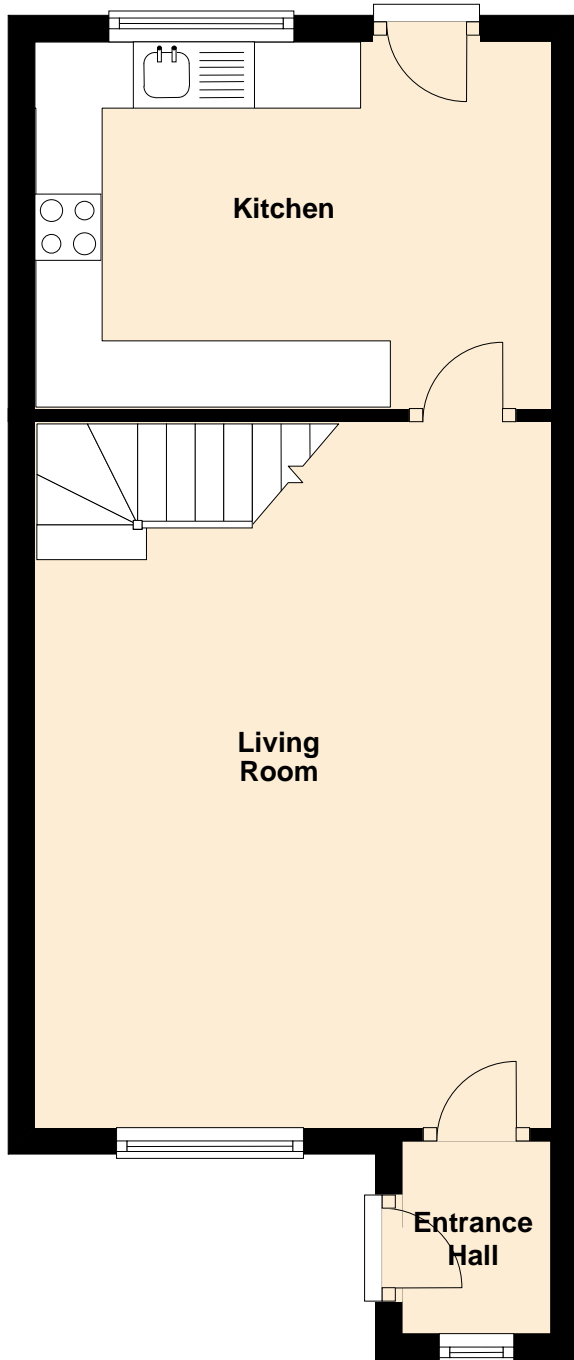
TO THE REAR is a lawned area enclosed by mature hedging and panel fencing with paved patio area.



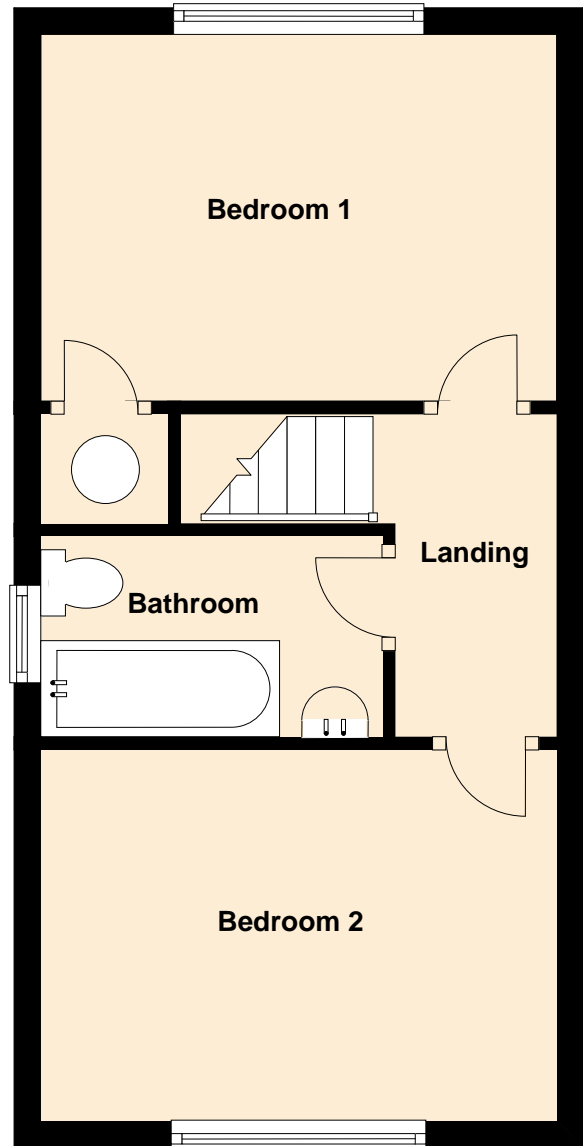
PURCHASER'S NOTE

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.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E	59	77	(39-54)	E	53	74
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.</p>				<p>The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>			