

# SANSOME & GEORGE

Residential Sales & Lettings

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## Neath Gardens, Tilehurst, Reading, Berkshire, RG30 4UL



This traditionally built ex-local authority Semi Detached is located in sought after residential area in the heart of Tilehurst, opposite Playing Fields and within walking distance of several regular Bus Services, local shops, Primary and Secondary Schools. In need of some modernisation and updating, the property boasts several dual aspect rooms with UPVC double glazed windows, Driveway Parking. Offered with the advantage of 'No Onward Chain' complications, viewings are recommended.

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

### £164,950

#### West & Central Reading

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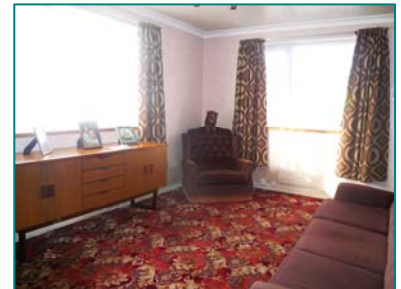
Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

**ENTRANCE HALL** Front aspect hardwood front door, stairs to First Floor Landing and doors to Kitchen:-

**LOUNGE** (15'1" x 9'11" max.) Front and side aspect UPVC double glazed windows, coved and textured ceiling, stone built fireplace housing gas fire with flanking stone built display plinth, TV and telephone points.



**KITCHEN / DINER** (15'1" x 9'11" max.) Front and side aspect UPVC double glazed windows, wall mounted gas heater. Fitted with a range of base and eye level units with laminated edge work top surfaces and tiled surrounds, single bowl single drainer stainless steel inset sink unit, appliance space with gas cooker point, appliance space for fridge / freezer, plumbing for automatic washing machine for tumble dryer. Access to built in under stairs storage cupboard and additional built in airing cupboard housing hot water cylinder with immersion heater and shelving. Door to:-



**LOBBY** Front and rear aspect doors with flanking frosted windows. Door to Store and door to:-



**WORKSHOP** (8' x 6'11" narrowing to 3'2") L-shaped room with side aspect window.

**STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** with coved ceiling and Doors to:-



**BEDROOM 1** (15'1" x 9'11") Front and side aspect UPVC double glazed windows, wall mounted gas heater and TV point.

**BEDROOM 2** (10' x 10'10" narrowing to 8'11") Front aspect UPVC double glazed window, coved ceiling with inset hatch providing access to Loft space. Wall mounted gas heater and built in storage cupboard.



**BATHROOM** Side aspect UPVC double glazed frosted window, three piece suite with tiled surrounds comprising low level W/C, wall mounted pedestal wash basin and twin grip panel enclosed bath with electric shower over.



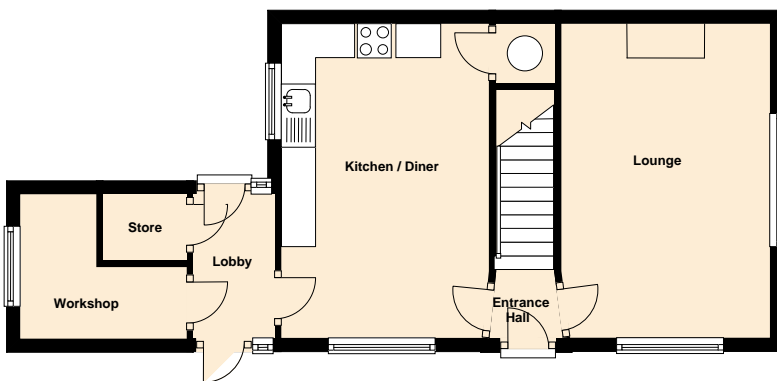
## OUTSIDE

### GARDENS

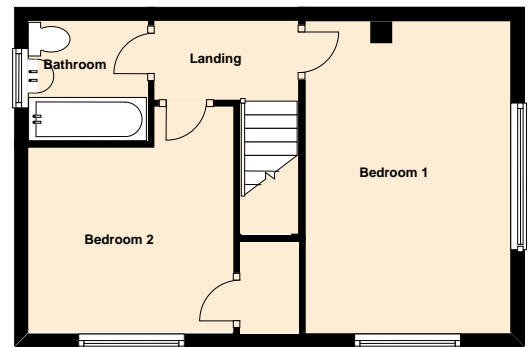
Surrounding the property is a level garden enclosed by established hedging laid mainly to lawn with various flower / shrub beds and an area of gravel. Pedestrian gate opens to paved path to Front Door and double opening gates open to a tarmac driveway providing parking for two vehicles and opens to a paved patio / courtyard to the Rear of the Lobby.



Ground Floor



First Floor



**\*\* PENDING ENERGY PERFORMANCE CERTIFICATE \*\***

### 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.