

SANSOME & GEORGE

Residential Sales & Lettings

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Pryor Close, Tilehurst, Reading, Berkshire, RG31 6UG



In our opinion, a well presented modern three bedroom town house located on the western fringes of Tilehurst, bordering Purley on Thames. With accommodation arranged over three floors, the property offers a ground floor cloakroom, master bedroom with walk in dressing room and en-suite shower. With miles of open country side, the Purley farmers market and reputable schools near by, viewings are highly recommended. Contact Tilehurst and Purley on thames office on 0118 942 0500.

£ 299,950

West & Central Reading

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Tilehurst & Purley

1 The Parade, Knowsley Road
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Lettings & Management

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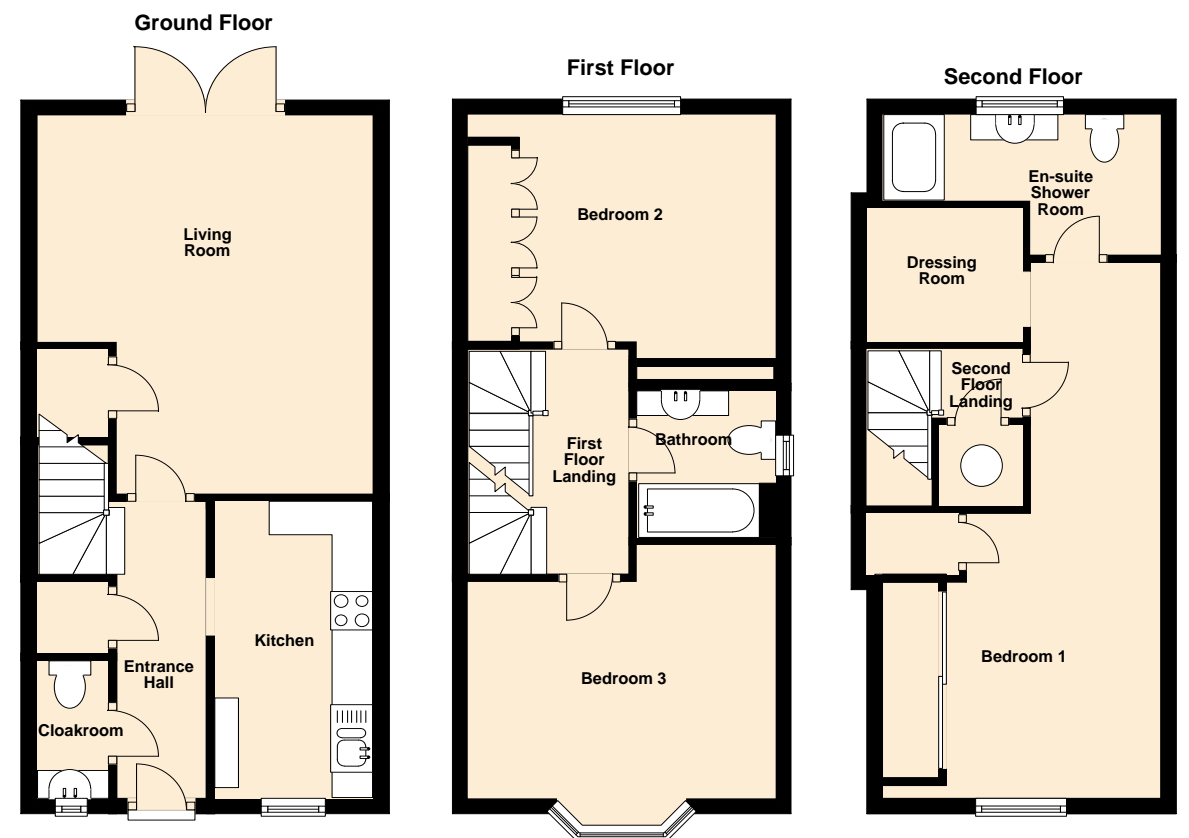
Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

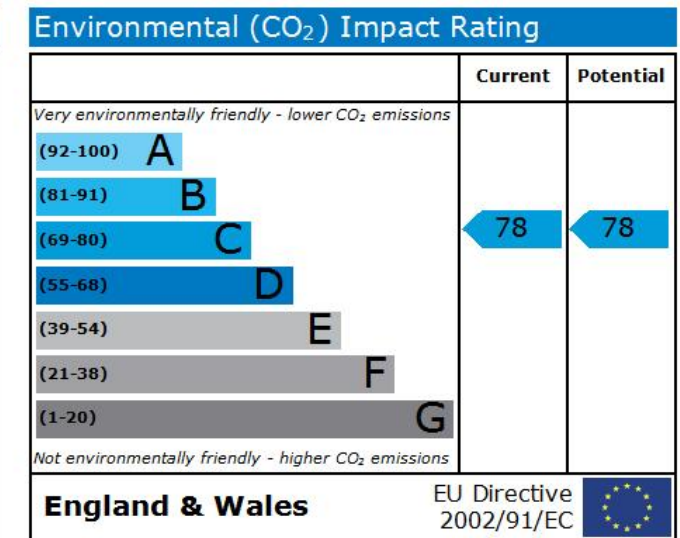
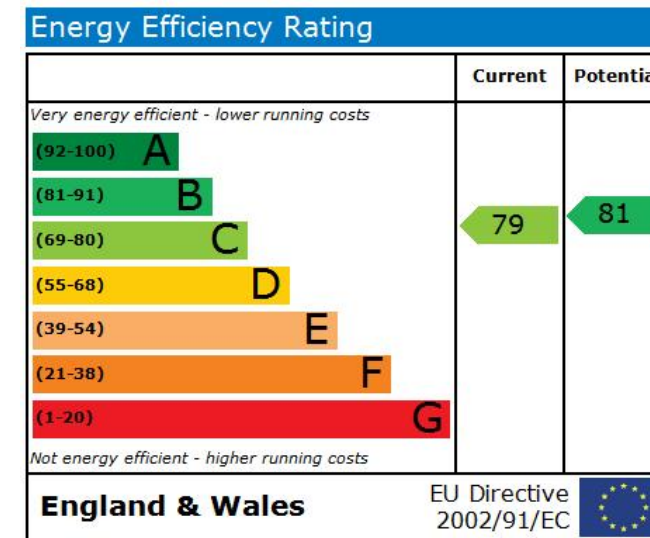
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| ENTRANCE HALL | Strip wood effect laminate flooring, single panel radiator, wall mounted thermostat, built in single storage cupboard, stairs leading to first floor. | |
| CLOAKROOM | Front aspect UPVC frosted double glazed window, single panel radiator, low level push button WC, vanity unit with inset wash hand basin, | |
| LIVING ROOM | (16'2'' x 13'3'') Rear aspect UPVC double glazed French doors, laminate flooring, double panel radiator, TV and Sky points, wall mounted, built in single storage cupboard. | |
| KITCHEN | (12'8'' x 6'2'') Front aspect UPVC double glazed window, fitted with a range of base and eye level storage units with rolled edge work surfaces over and tiled surrounds with under storage lighting, integrated stainless steel electric oven, four ring gas hob with stainless steel filter hood over, inset stainless steel 1 and ¼ sink and single drainer unit, breakfast bar, space for freestanding fridge/freezer, space for washing machine, inset low voltage spot lights, tiled design flooring, single panel radiator. |  |
| STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with stairs leading to second floor, smoke alarm, single panel radiator. | |  |
| BEDROOM 2 | (11'6' x 9'11'') Front aspect UPVC double glazed bow window, single panel radiator. | |
| BEDROOM 3 | (11'0'' x 9'4'') Rear aspect UPVC double glazed window, single panel radiator, three double fitted wardrobes, fitted drawers and dressing table. | |
| BATHROOM | Side aspect UPVC double glazed frosted window, fitted with three piece white suite comprising twin grip panel enclosed bath with mixer tap and shower attachment, tiled splash back surrounds, low level WC with push button flush, vanity unit with inset wash hand basin, heated towel rail, inset low voltage spot lights, extractor fan and electric shaver point. |  |
| STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING air mega flow system, smoke alarm. | | |
| BEDROOM 1 | (22'11''Max x 11'11'') Front aspect UPVC double glazed window, strip wood effect laminate flooring, fitted built in wardrobes with sliding doors, four wall mounted lights, built in single storage cupboard, Telephone point, single panel radiator, arch leading to dressing room. | |

DRESSING ROOM Strip wood effect laminate flooring, single panel radiator and access to the loft space.

ENSUITE Rear aspect UPVC double glazed window, double shower, low level WC with push button flush, vanity unit with inset wash hand basin, chrome heated towel rail, electric shaver point, laminate tiled effect flooring and inset low voltage spot lights.

GARDEN **TO THE REAR** Comprises paved patio area, decked area with inset spot lights with wiring and plumbing for a hot tub, enclosed by wooden panel fencing.





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.