

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Elvaston Way, Tilehurst, Reading, Berkshire, RG30 4LX



With versatile accommodation arranged over three floors, this 3 / 4 Bedroom Town House is situated within close proximity of local amenities to include Primary & Secondary Schools and regular Bus Services into Tilehurst Village and Reading Town Centre. Backing onto a wooded copse, the property boasts double glazing, gas fired central heating to radiators and enjoys a Ground Floor Cloakroom and offers the option of 4 Bedrooms. Complemented by a Garage and Driveway Parking, this property is a must see.

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

£199,950

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

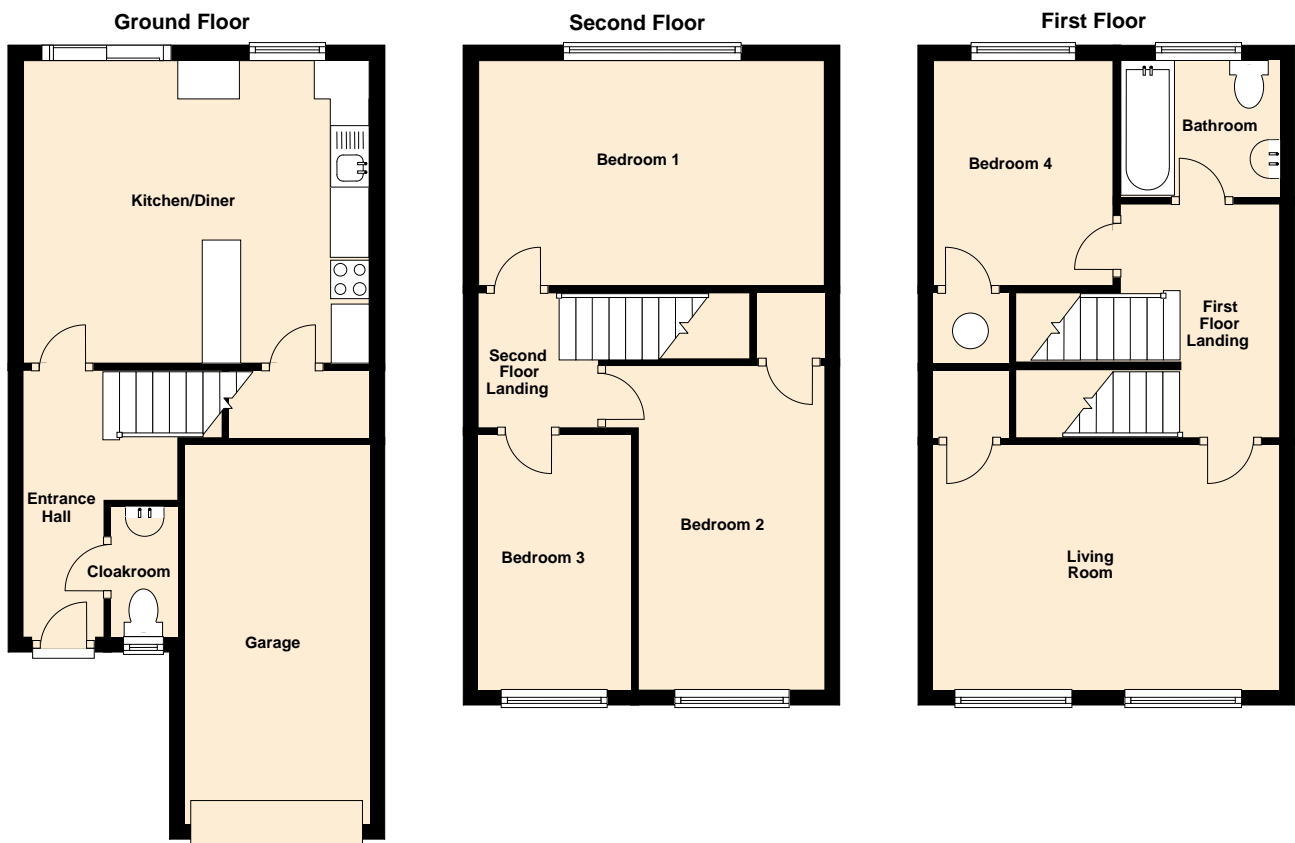
298 Oxford Road
Reading RG30 1AD

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** UPVC double glazed front door, radiator, telephone point and storage recess. Stairs to First Floor and doors to Kitchen and:-
- CLOAKROOM** Front aspect high level double glazed frosted window, low level W/C and wall mounted wash hand basin.
- KITCHEN / DINER** (14'9" x 12'11") Rear aspect double glazed window and rear aspect double glazed patio door to Rear Garden, radiator. Fitted with a range of base and eye level units with work top surfaces, single bowl single drainer inset sink unit, plumbing for automatic washing machine and appliance space for cooker. Sizable built in under stairs storage cupboard.
- STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** with stairs to Second Floor, radiator and doors to Bedroom 4 / Study, Bathroom and:-
- LIVING ROOM** (15' x 9'9") Twin front aspect double glazed windows, coved ceiling, double radiator, TV point and built in storage cupboard.
- BEDROOM 4 / STUDY** (8'9" x 7'9") Rear aspect double glazed window, radiator and built in airing cupboard housing factory lagged hot water cylinder.
- BATHROOM** Rear aspect double glazed window, radiator and matching suite comprising low level W/C, wall mounted pedestal wash basin and panel enclosed bath with shower over.
- STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING** with radiator and inset ceiling hatch providing access to Loft space. Doors to:-
- BEDROOM 1** (14'9" x 9'8") Rear aspect double glazed window, radiator and telephone point.
- BEDROOM 2** (13'2" x 7'9") Front aspect double glazed window, radiator and built in storage cupboard / wardrobe.
- BEDROOM 3** (9'9" x 6'3") Front aspect double glazed window and radiator.
- OUTSIDE**
- GARAGE** Single metal up and over door, light and power, gas and electric meters.
- GARDENS** **TO THE FRONT** is a driveway providing parking for up to 2 cars and access to Garage. Covered Entrance Porch to Front Door.
- TO THE REAR** is a mainly paved area with exterior tap, various flower/shrub beds and secure pedestrian gate to the Rear giving access to Wooded Copse area.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	80	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		66	78
England & Wales 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.		EU Directive 2002/91/EC		England & Wales The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		EU Directive 2002/91/EC	

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.