

SANSOME & GEORGE

Residential Sales & Lettings

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Vale Crescent, Tilehurst, Reading, Berkshire, RG30 6ED



In our opinion, a deceptively spacious and very well presented three 'double' Bedroom End Town House located within minutes of Tilehurst Railway Station, bus routes into Reading Town Centre and various local shops. Accommodation includes a 20' Lounge/Diner, fitted Kitchen with integrated appliances, recently re-fitted Bathroom and a useful Utility/Study. The property further benefits from a majority UPVC double glazed windows, gas radiator central heating (n/t), Gardens to the Front and Rear and off road parking for three Cars. Tilehurst and Purley-on-Thames Office on (0118) 9420 500

£199,950

West & Central Reading

298 Oxford Road
Reading RG30 1AD

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Tilehurst & Purley

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

APPROACH Covered Entrance Porch with double glazed Front Door to:-

ENTRANCE HALL Radiator, stairs to First Floor Landing, doors to Study / Utility Room and:-

LOUNGE / DINER (20'7" x 10'11") Front and rear aspect UPVC double glazed windows, radiator, low voltage down lights, feature fireplace housing electric fire, television and telephone points, door to:-



KITCHEN (11'10" x 10'2") Rear aspect UPVC double glazed window, low voltage down lights, double radiator. Matching base and eye level units with rolled edged work top surface and tiled surrounds, integrated fridge and freezer, single bowl single drainer stainless steel inset sink unit with mixer tap, plumbing for automatic washing machine, integrated four ring gas hob and built in electric oven. Door to:-



UTILITY / STUDY (7'1" x 6'4") Side aspect double glazed courtesy door to Rear Garden, aspect window and wall mounted gas fired boiler serving central heating and domestic hot water.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with side aspect UPVC double glazed window and inset ceiling hatch providing access to Loft space. Doors to:-

BEDROOM 1 (11'5" x 11'1") Front aspect UPVC double glazed window, radiator, built in double wardrobe and television point.

BEDROOM 2 (11'2 x 9'10" max.) Rear aspect UPVC double glazed window, radiator and built in wardrobe.



BEDROOM 3 (11'6" x 6'7" max.) Front aspect UPVC double glazed window, radiator.

BATHROOM Rear aspect frosted window, heated chrome towel rail. Recently re-fitted matching three piece white suite with tiled surrounds comprising panel enclosed shower bath with mixer taps and power shower over with curved glazed screen, wall mounted wash basin with mixer tap and low level W/C with push button flush.



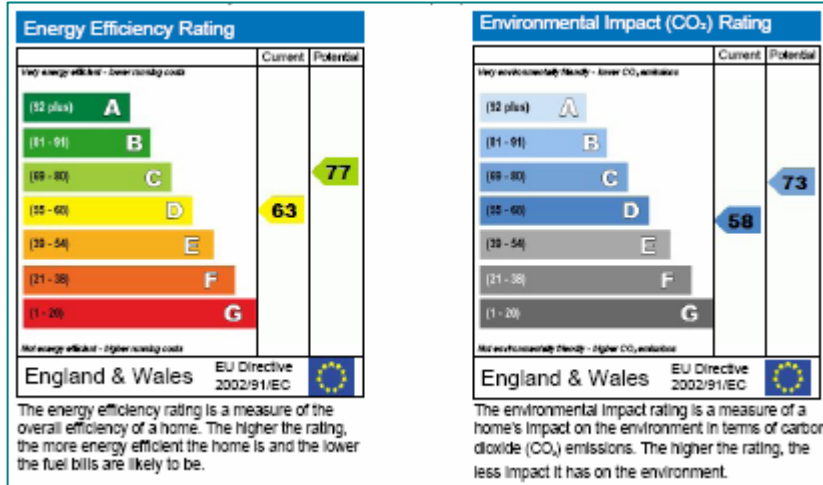
OUTSIDE

GARAGE Single Garage located to the Rear of the property and approached via Gypsy Lane. Side aspect window and metal up and over door.

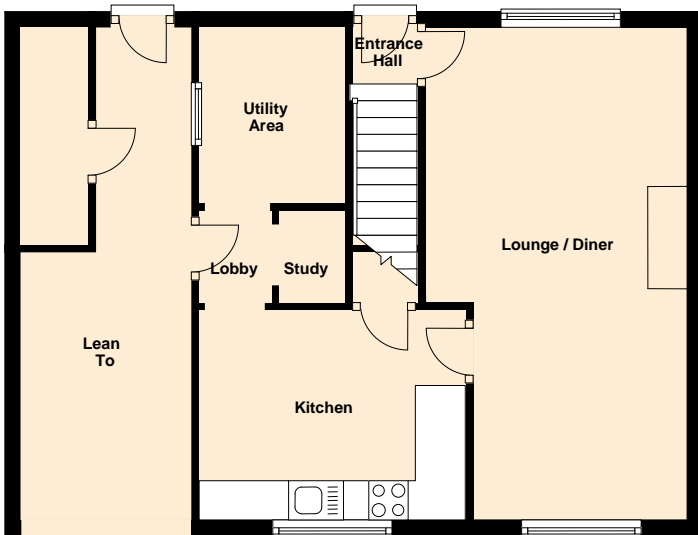
GARDENS

TO THE FRONT is a lawned area with brick built flower and shrub borders and steps leading to Covered Entrance Porch.

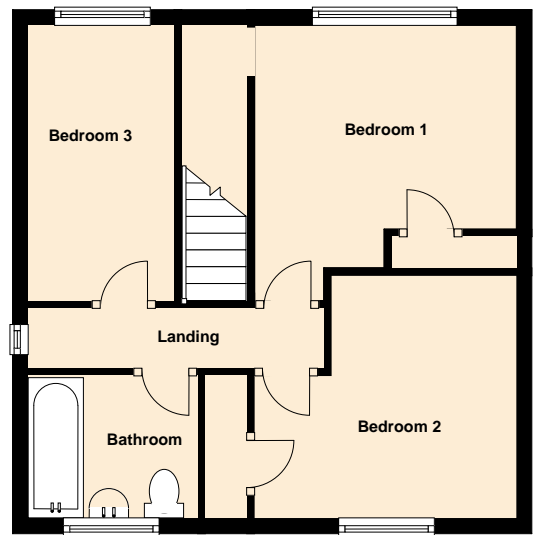
TO THE REAR is a concrete patio area with flower and shrub beds, lawned area enclosed by wooden panel fencing and driveway providing off road parking for three cars.



Ground Floor



First Floor



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 (eg 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 (eg carpets, curtains, etc) will be included in the sale.