

SANSOME & GEORGE

Residential Sales & Lettings

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



In our opinion, a deceptively spacious Three Bedroom Town House located in a popular residential area. Tilehurst Train Station with links to London and Oxford, local Shops in Tilehurst Village and regular Bus services are all located within ¼ of a mile. This contemporary home offered with the advantage of 'No Onward Chain' enjoys a 20' Lounge/Diner, 11' Kitchen, 11' Study, UPVC double glazing, gas radiator central heating and is complemented further by a good sized level rear Garden.

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

£184,000

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

GROUND FLOOR:-

- ENTRANCE HALL** UPVC double glazed front door, inset down lights, stripped wood effect laminate flooring. Stairs to First Floor and doors to Lounge/Diner and Study.
- STUDY** (11'5" x 6'7") Front aspect UPVC double glazed window, stripped wood effect laminate flooring and access to built in under stairs storage cupboard.
- LOUNGE / DINER** (20'3" x 10'9" narrowing to 8'9") Front aspect UPVC double glazed window and rear aspect UPVC double glazed patio door to rear Garden. Coved ceiling with inset down lights, two radiators, stripped wood effect laminate floor, feature open fireplace recess, TV and telephone points. Arch opens to Kitchen.
- KITCHEN** (11'8" x 8'6") Rear aspect UPVC double glazed window and rear aspect courtesy door to Rear Garden, inset down lights and ceramic tiled floor. Fitted with a comprehensive range of matching base and eye level units with rolled edge work top surfaces with tiled surrounds, built in four ring stainless steel gas hob with stainless steel filter hood over and integrated electric oven below, one and a quarter bowl single drainer stainless steel inset sink unit with mixer tap, plumbing for automatic dishwasher and washing machine and under work top appliance spaces for fridge and freezer.



FIRST FLOOR:-

- STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** with inset ceiling hatch providing access to Loft space. Built in cupboard housing wall mounted gas fired boiler.
- BEDROOM 1** (11'1" x 10'6") Front aspect UPVC double glazed window, inset low voltage down lights, radiator and built in wardrobe.
- BEDROOM 2** (11'1" x 9'7") Rear aspect UPVC double glazed window, inset low voltage down lights, radiator and built in wardrobe.
- BEDROOM 3** (11'9" x 6'6") Front aspect UPVC double glazed window, inset low voltage down lights and radiator
- BATHROOM** Rear aspect UPVC double glazed window, heated towel rail and ceramic tiled floor. Matching three piece suite with tiled surrounds comprising low level W/C, wall mounted pedestal wash basin and panel enclosed bath with electric shower over.

OUTSIDE

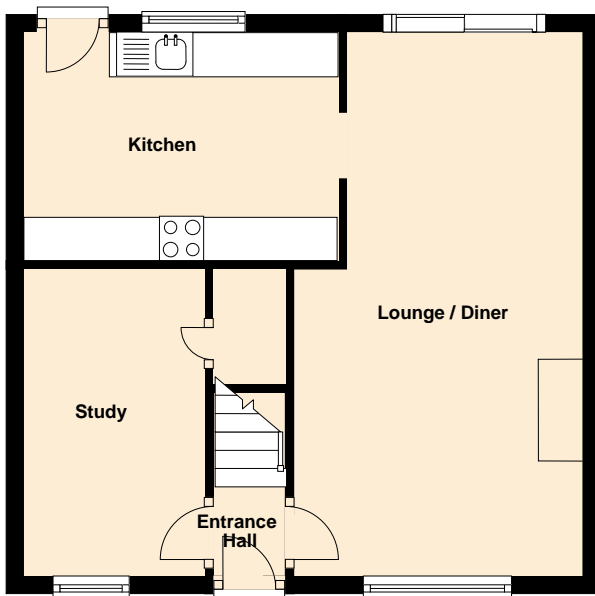
GARDENS

TO THE FRONT is a split level area with steps down to Covered Entrance Porch with light.

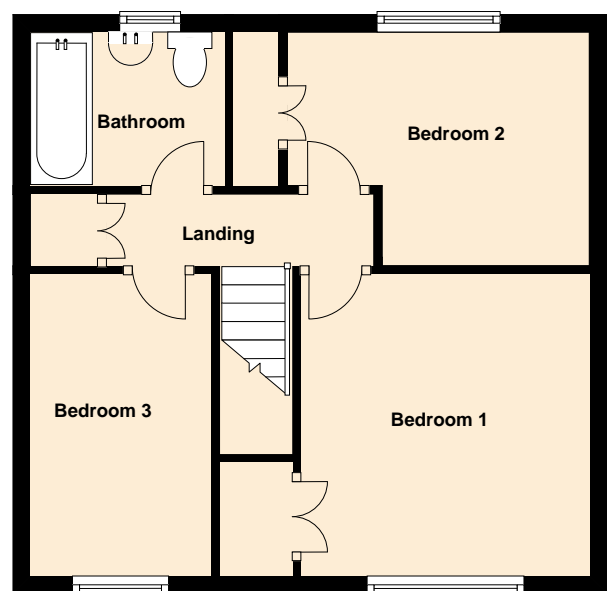
TO THE REAR is a good sized level lawned area with paved patio areas, timber garden shed and exterior tap.



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			(39-54)	E		
(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			
			81			63	78
		68					
England & Wales		EU Directive 2002/91/EC		England & Wales		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.