

SANSOME & GEORGE

Residential Sales & Lettings

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St. Michaels Road, Tilehurst, Reading, Berkshire, RG30 4RY



Located in the heart of Tilehurst Village within 500 yards of all local amenities to include Shops, regular Bus Services is this Bay Fronted Semi Detached property. Accommodation includes Entrance Hall, 27' Lounge/Diner, 14' Kitchen/Breakfast Room and 10' UPVC double glazed Conservatory. On the first floor are Three 'well proportioned' Bedrooms are serviced by a First Floor Bathroom. This desirable property is complemented further by an established level rear Garden of circa 100' and a block paved driveway providing off road parking for two vehicles. An internal viewing is strongly recommended.

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

£264,950

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

Hardwood Front Door, coved and textured ceiling, radiator with decorative cover, dado rail. Stairs to First Floor Landing and Door to:-



LOUNGE / DINER

(27'3" max. into bay x 11'2" narrowing to 10'8") Front aspect double glazed leaded bay window and side aspect double glazed leaded window, dado rail, two double radiators, TV point, telephone point, wall mounted thermostat and feature open fire place with brick built surround and mantle housing living flame coal effect gas fire. Door to:-



KITCHEN

(14'3" x 11'4") Side aspect high level single glazed window, internal rear aspect window to Conservatory, coved and textured ceiling and double radiator. Fitted with a comprehensive range of matching base and eye level units with rolled edge work top surfaces with wood panel surrounds, one and a quarter bowl single drainer stainless steel inset sink unit with mixer tap, integrated four ring stainless steel gas hob with filter hood over, integrated single electric oven with appliance space for a microwave above, plumbing for an automatic washing machine and built in under stairs storage cupboard. UPVC double glazed French doors to:-



CONSERVATORY

(11' x 10') Brick built base with UPVC double glazed windows, UPVC double glazed French doors to Rear Garden and Polycarbonate Roof, double radiator.



STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with

coved and textured ceiling with inset hatch providing access to Loft space. Dado rail and built in airing cupboard with wooden slating shelving housing wall mounted gas fired boiler serving central heating and domestic hot water. Doors to:-



BEDROOM 1

(14'3" x 9'10") Front aspect double glazed leaded window, textured ceiling, radiator, stripped wood floor, dado rail, TV point and feature cast iron fire place with mantle and hearth.



BEDROOM 2

(9'11" x 8'3" max.) Rear aspect UPVC double glazed window, textured ceiling, radiator, strip stripped wood effect laminate floor.

BEDROOM 3

(11'5" x 7'11") Rear aspect UPVC double glazed window, textured ceiling, double radiator, stripped wood effect laminate floor.

BATHROOM

Side aspect frosted window, textured ceiling with inset low voltage spot lights, chrome heated towel rail. Matching three piece white suite with tiled surrounds comprising low level W/C, wall mounted pedestal wash basin and panel enclosed bath with mixer shower over.



OUTSIDE

GARDENS

TO THE FRONT is a block paved driveway providing off road parking for three cars. Enclosed by low level brick wall with panel fencing, flower and shrub beds, established palm tree and secure gate giving access to Rear Garden

TO THE REAR is enclosed by established hedging and wooden panel fencing. Comprises of gravel / Patio area adjoining lawn with various flower and shrub beds, pergola, timber built storage shed and children’s play area.



Energy Efficiency Rating		Environmental Impact Rating (CO ₂)	
Current	Potential	Current	Potential
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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 will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PURCHASER'S NOTE

*** Please note – the vendor of this property is an employee of Sansome & George Residential Sales ***

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.