

SANSOME & GEORGE

Residential Sales & Lettings

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Lower Elmstone Drive, Tilehurst, Reading, Berkshire, RG31 5PA



In our opinion, spacious and well proportioned Ground Floor Maisonette conveniently located within minutes walk of Tilehurst Village with its host of amenities and regular bus routes making this sought after property an ideal First Time, Investment or Retirement purchase. Complemented by a re-fitted Kitchen, re-fitted four piece Bathroom with Shower cubicle, gas fired central heating to radiators (n/t), UPVC double glazing, communal Gardens, Garage and allocated Parking, this popular home must be seen internally to be truly appreciated.

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

£159,950

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

ENTRANCE PORCH UPVC double glazed frosted front door and front and side aspect UPVC double glazed frosted windows. Door to:-

LIVING ROOM (16'9" x 10'10") Front aspect UPVC double glazed window, double radiator, TV point, dimmer switch.

KITCHEN (9'6" x 6'4") Front aspect UPVC double glazed window, ceramic tiled floor. Fitted with a comprehensive range matching of base and eye level units with rolled edge work top surfaces with tiled surrounds, one and a quarter bowl single drainer stainless steel sink unit with mixer tap, built integrated four ring stainless steel gas hob with built in single electric oven below and concealed filter over, plumbing for washing machine and under work top appliance space for fridge and freezer. Wall mounted gas fired boiler serving central heating and domestic hot water. Door to:-

LOBBY Stripped wood effect laminate flooring, built in storage cupboard and doors to:-

BEDROOM 1 (12'4" x 10'10") Rear aspect UPVC double glazed window, radiator and TV point.

BEDROOM 2 (9'6" x 8') Rear aspect UPVC double glazed window, stripped wood effect laminate flooring and radiator.

BATHROOM Side aspect UPVC double glazed frosted window, heated towel rail and ceramic tiled floor. Matching four piece white suite with tiled surrounds comprising panel enclosed bath, low level W/C, wall mounted pedestal wash basin and glazed shower cubicle housing shower.

OUTSIDE

GARDENS Communal Gardens laid mainly to lawn.

GARAGE Single Garage located in a row to the rear of the property.

LEASEHOLD INFORMATION To Be Confirmed
(As Advised by the Vendor)



