

SANSOME & GEORGE

Residential Sales & Lettings

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Midwinter Close, Tilehurst, Reading, Berkshire, RG30 6HZ



Offered with the advantage of 'No Onward Chain' complications and boasting Driveway Parking and a Conservatory to the Rear, this 'Pye' built Town House is located within walking distance of Tilehurst Village, a regular Bus Service into Reading Town Centre and approx. 1 mile from Tilehurst Train Station. Complemented by UPVC double glazed windows, this 2 Bedroom home also enjoys a low maintenance 'Courtyard Style' Rear Garden and a Garage in a nearby row. Viewing come highly recommended.

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

£187,950

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

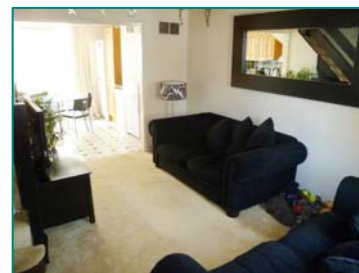
Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

ENTRANCE HALL Side aspect hard wood Front Door with frosted window over, textured ceiling and exposed wooden floor. Door to:-

LOUNGE (14' x 12' max.) Front aspect UPVC double glazed window, textured ceiling, TV point and built in under stairs storage cupboard. Stairs to First Floor and opens to:-



KITCHEN (14' x 9'7" max.) Rear aspect double glazed Patio door to Conservatory, inset low voltage spot lights and built in cupboard housing gas fired boiler serving warm air central heating and domestic hot water. Fitted with a comprehensive range of base and eye level units with rolled edge work top surfaces with tiled surrounds, appliance space with gas and electric cooker points, single bowl single drainer inset sink unit, plumbing for automatic washing machine, plumbing for slim line dishwasher and appliance space for tall standing fridge/freezer.

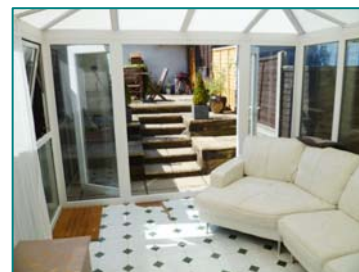


CONSERVATORY (9'11" x 9'9") UPVC double glazed construction with polycarbonate roof and rear aspect UPVC double glazed French doors to Rear Garden. Telephone point and two wall light points.



STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with textured ceiling and doors to:-

BEDROOM 1 (12' x 11'3" narrowing to 8') Front aspect UPVC double glazed window, textured ceiling with inset hatch providing access to partially boarded Loft space, TV point and built in storage cupboard.



BEDROOM 2 (10'2" x 6'1") Rear aspect UPVC double glazed window, textured ceiling, painted exposed wooden floor, built in single wardrobe and built in airing cupboard housing factory lagged hot water cylinder and slatted shelving.

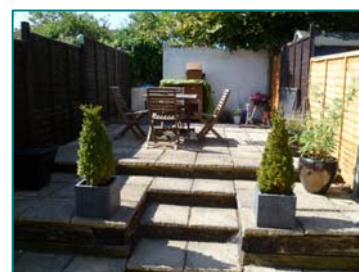
BATHROOM Rear aspect UPVC double glazed frosted window, textured ceiling. Matching three piece suite with tiled surrounds comprising low level W/C, wall mounted pedestal wash basin and panel enclosed bath.



OUTSIDE

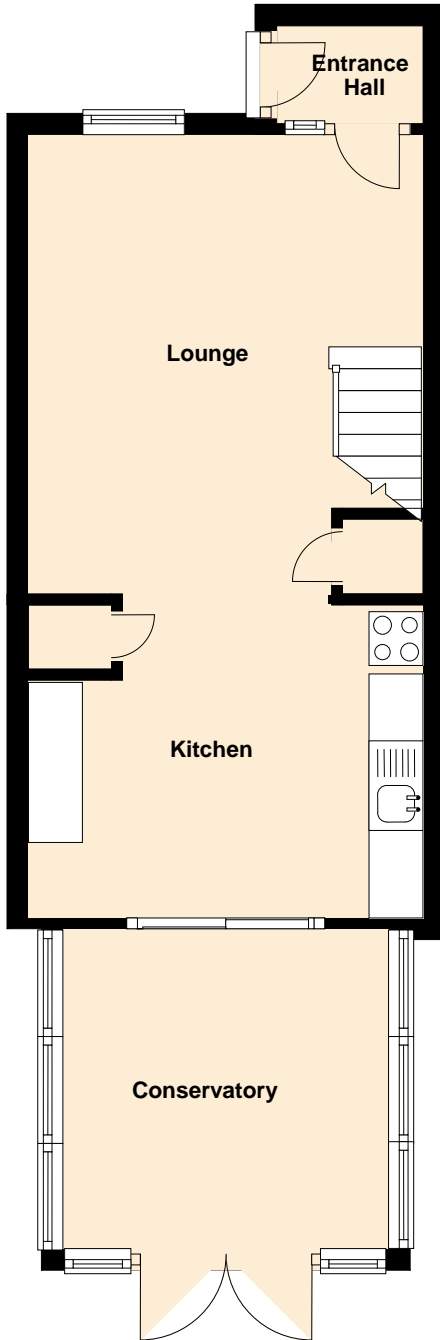
GARDENS **TO THE FRONT** is an open plan area providing off road parking for 2 cars and access to Front Door with wall light.

TO THE REAR is a courtyard style Rear Garden enclosed by wooden panel fencing with steps up to paved patio area.

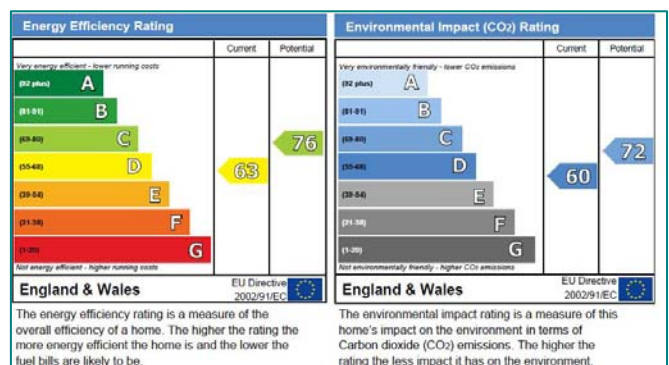
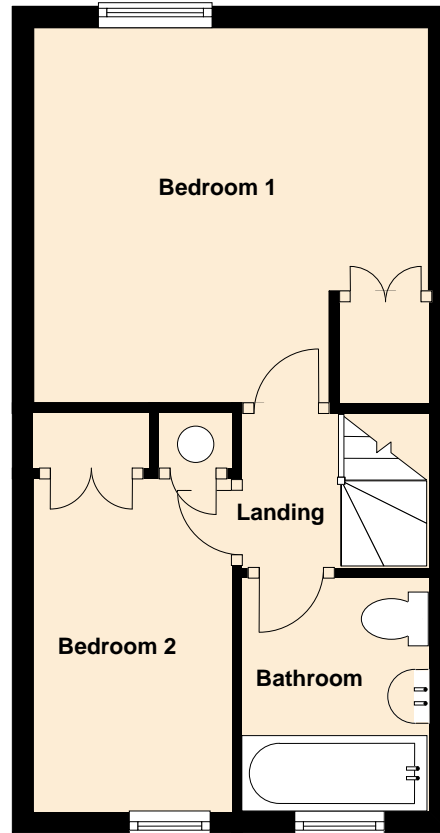


GARAGE Single Garage with metal up and over door located in a nearby row.

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 (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.