



2 Thicket Road, Tilehurst, Reading, RG30 4TY
Guide Price £325,000 Freehold

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Residential Sales & Lettings

- Semi-Detached House
- In Need Of Comprehensive Refurbishment Throughout
- 'Tucked Away' Cul-De-Sac Potition
- Porch, Living Room, Kitchen, Ground Floor Bathroom
- Southerly Aspect Rear Garden Backing Onto Blundells Copse
- No 'Onward Chain' Complications
- Potential To Extend (Subject To Necessary Consents)
- Within 0.5 miles of Tilehurst Village Centre
- 3 Separate First Floor Bedrooms
- Block Paved Driveway

Offered to the market with the advantage of 'no onward chain' complications, this semi-detached home is in need of comprehensive refurbishment and hence provides a great opportunity for a new owner to update and modernise to their taste, while adding value.

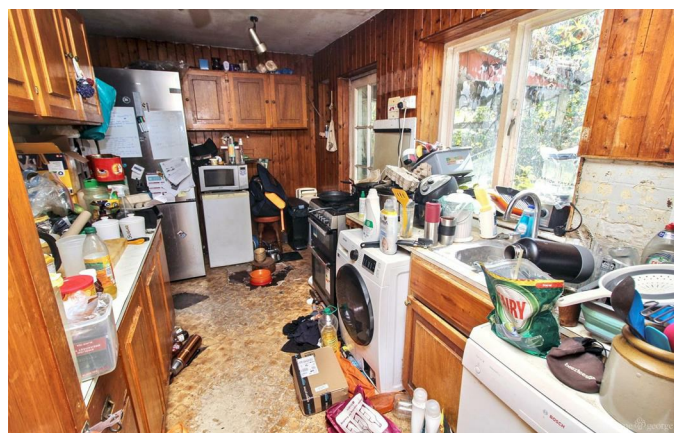
With an established plot which tapers from front to rear, the property is situated in a 'tucked away' leafy cul-de-sac with direct access to Blundells Copse and yet within half a mile of all the conveniences and amenities Tilehurst Village centre has to offer to include reputable schools plus cafes, shops, supermarkets and pubs. Several regular bus services operate nearby and provide easy access to Reading town centre which is approximately 4 miles to the east. Tilehurst Train Station is just over 1 mile away and junction 12 of the M4 motorway (with Calcot Retail Park) is a simple commute of 3 miles via the A4 Bath Road.

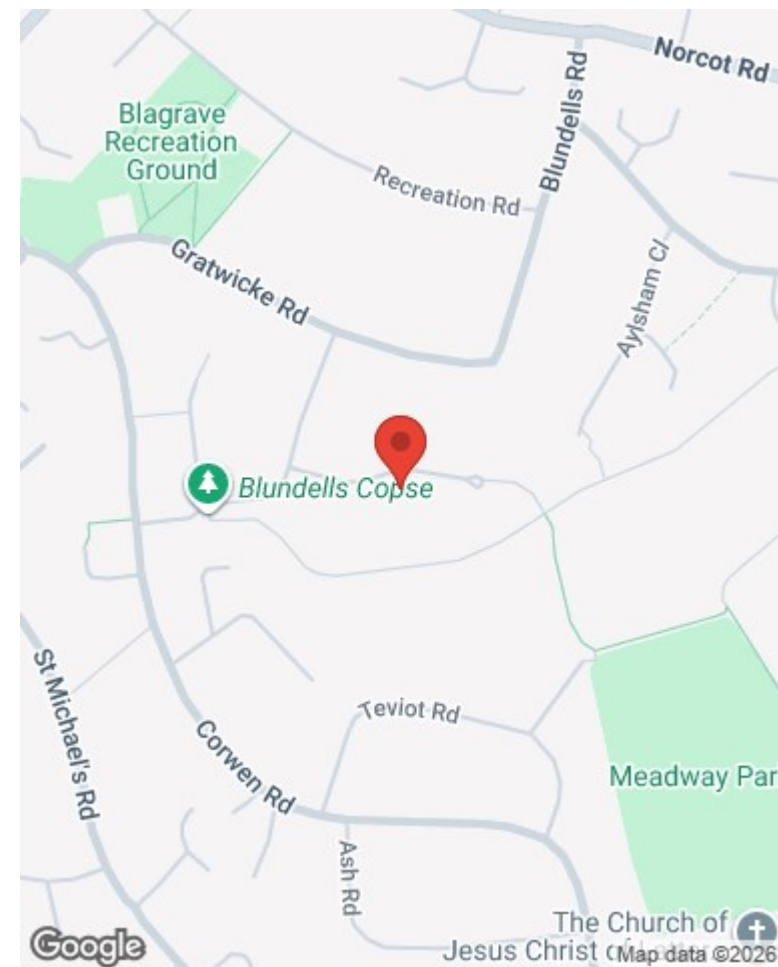
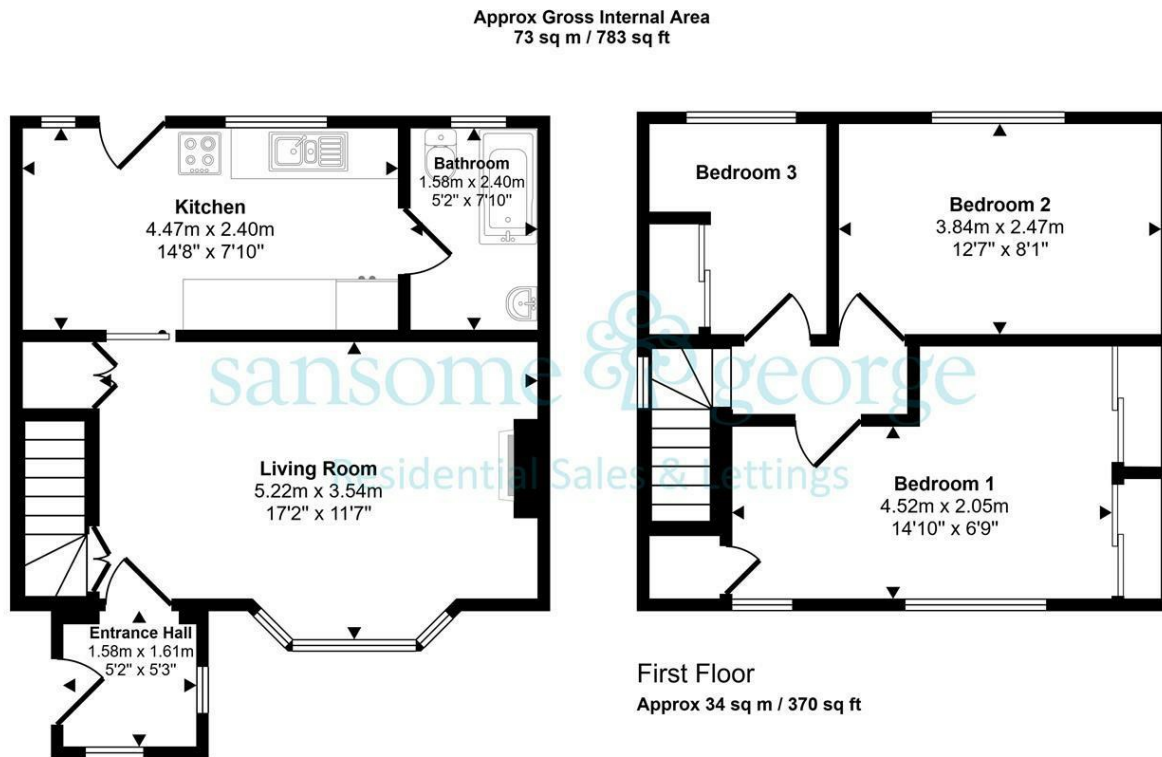
Being of 73 sq. m. (783 sq. ft.) in size, the property is approached via a block paved driveway where the front door opens to an extended porch with a door opening to the living room where doors opening to with front aspect bay window and feature fireplace. Double doors open to stairs which rise to the first floor and a door leads to the rear aspect kitchen which in turn leads to a ground floor bathroom. On the first floor, 3 separate bedrooms are accessed via the landing. Outside, to the rear of the property is a an enclosed garden which benefits from a predominant southerly aspect and backs onto the copse.

Currently in need to substantial updating throughout, the property also enjoys great potential for reconfiguration and enlargement with opportunity to extended to the side, the rear or to convert the loft space with many neighbouring homes properties having already do so (and subject to necessary consents).

Please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience.

Reading Borough Council - Band D





Ground Floor

Approx 38 sq m / 413 sq ft

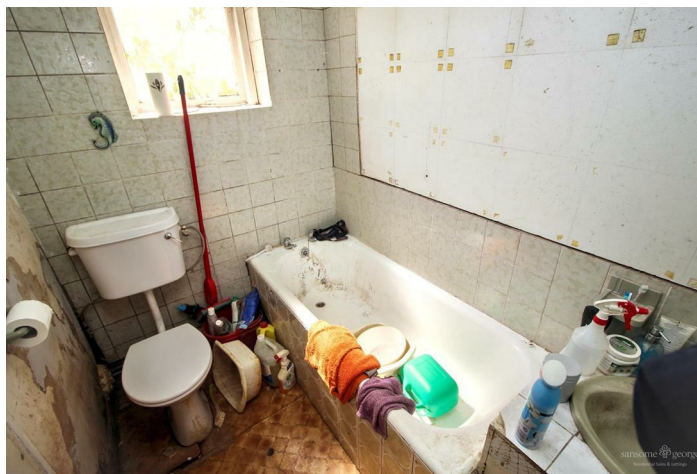
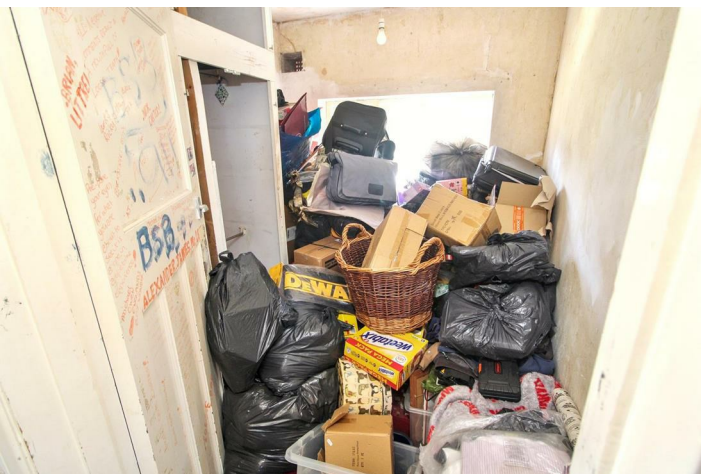
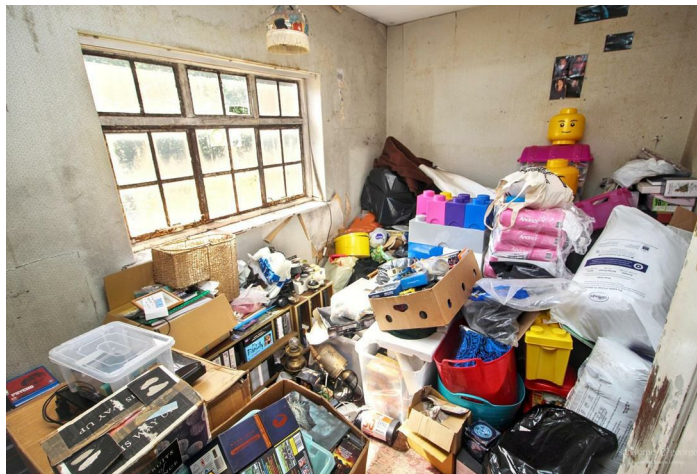
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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