



sansome  george

**16 Dunstall Close, Tilehurst, Reading, RG31 5AY**  
**£325,000 Freehold**

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Residential Sales & Lettings

- Two Double Bedroom Mid Terrace Home
- 21' Living Room
- Modern Fitted Bathroom
- Cul-De-Sac Location
- Close To The Number 17 Bus Route

- No Onward Chain
- Kitchen
- Enclosed Rear Garden
- Gas Radiator Central Heating & UPVC Double Glazed Windows
- Easily Accessible To Reputable Schools

Presented to the market is this 2 double bedroom mid terrace home located in a popular cul-de-sac within yards of the heart of Tilehurst Village. Very frequent bus services including the popular number 17 route and a wealth of amenities including shops, Cota Coffee, and supermarkets are all minutes away. Reputable primary and secondary schools, Reading town centre and Junction 12 of the M4 Motorway are all easily accessible.

Accommodation comprises entrance hall with stairs rising to the first floor, 21' living room with French doors leading to rear garden, kitchen with ample storage cupboards and worksurfaces, stairs from the hall lead up to the first floor landing with doors to 2 double bedrooms and are service by a modern fitted bathroom with shower over the bath.

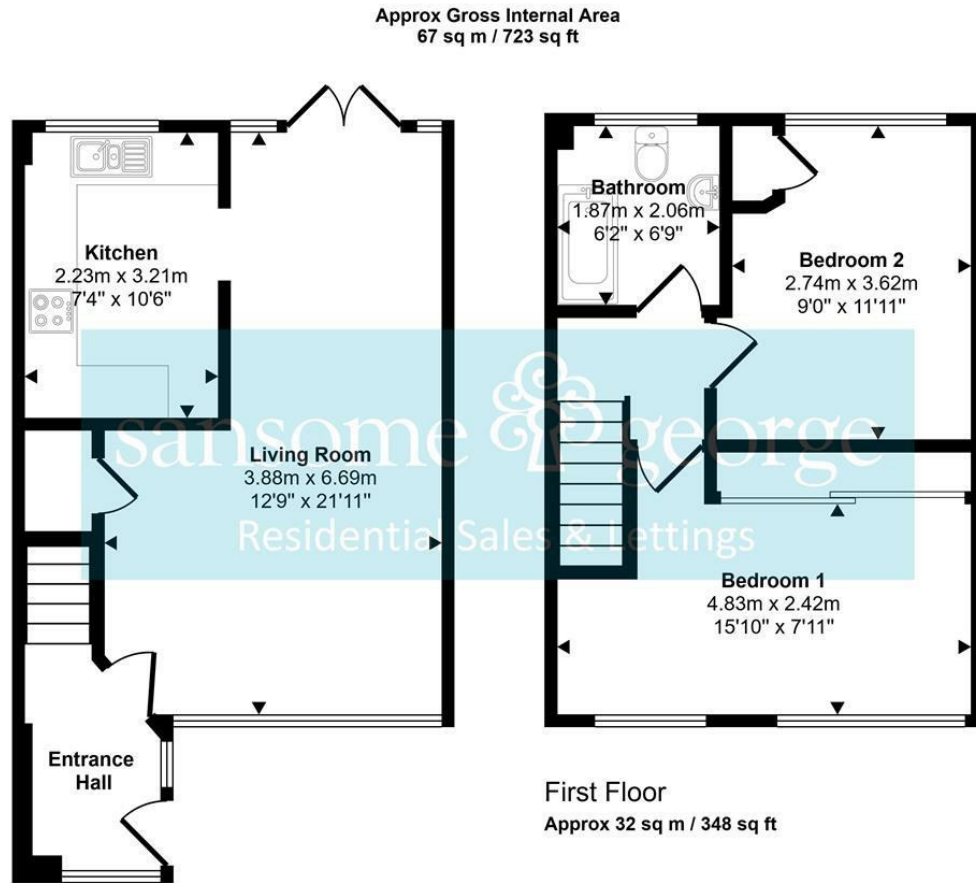
Further benefits include gas radiator central heating and UPVC double glazing.

To the rear of the property, the landscaped garden is fully enclosed by wooden panel fencing, paved patio areas, lawn area with various plants/shrubs to borders.

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

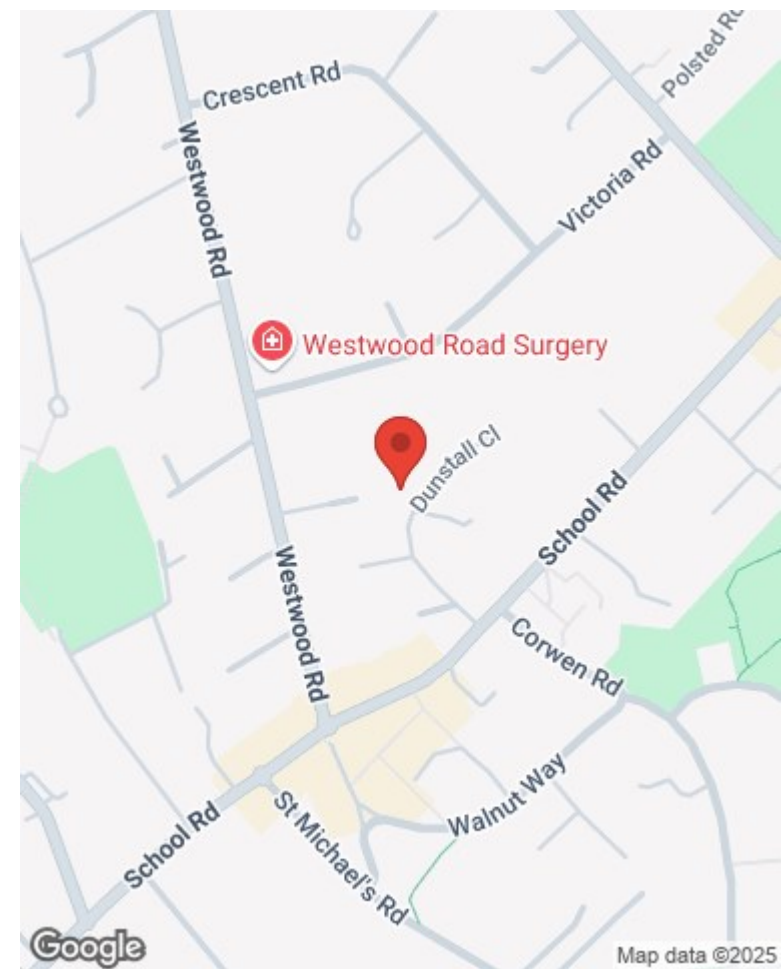
Reading Borough Council - Band C





**Ground Floor**  
Approx 35 sq m / 375 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	85	82
(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 <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Misrepresentation and Misdescriptions Acts**

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