



sansome  george

121 Rodway Road, Tilehurst, Berkshire, RG30 6EJ
Guide Price £335,000 Freehold

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Residential Sales & Lettings

- Well Presented Semi Detached Home
- Living Room
- Versatile Lean-to
- Family Bathroom
- Recently Redecorated Throughout

- No Onward Chain
- Kitchen/Breakfast Room
- Three Bedrooms
- Landscaped Rear Garden
- Within 10 Minutes Easy Walk To Tilehurst Train Station

Offered for sale with the added advantage of no onward chain, this well presented three bedroom semi detached home is located within 10 minutes easy walk of Tilehurst train station, regular bus services, local shops and Tilehurst Village all being within 1 mile. This fine home has recently been redecorated throughout.

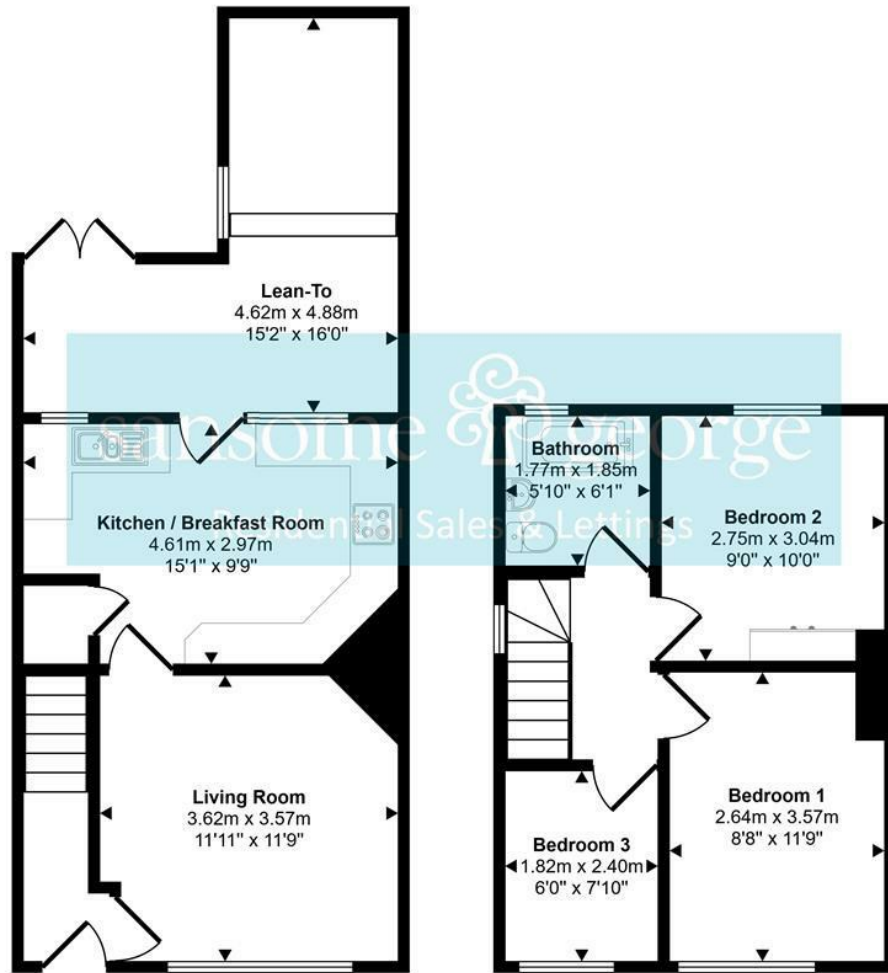
Accommodation comprises of entrance hall with stairs rising to the first floor, living room, kitchen/breakfast room and a versatile lean-to with UPVC door to rear garden. The first floor offers landing with side aspect window and gives access to three separate bedrooms which are serviced by a three piece family bathroom, Further benefits include UPVC double glazing and gas radiator central heating. Outside, a fully enclosed rear garden is backing on to woodland of McIlroy Park Nature Reserve and is mainly laid to lawn with a paved patio area.

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

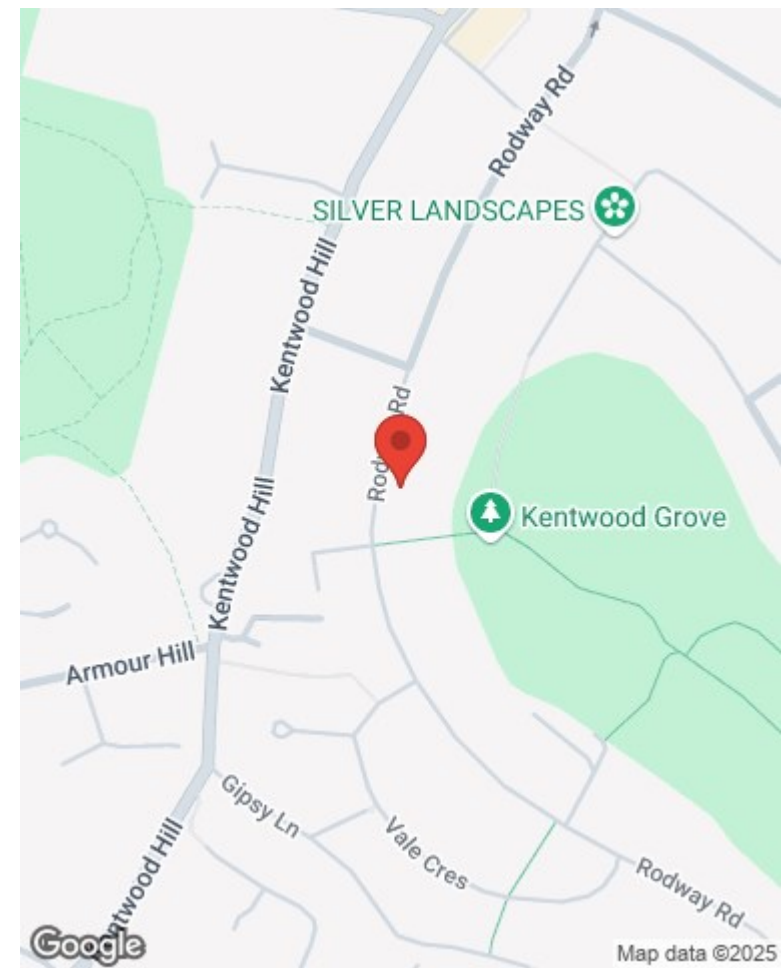
Reading Borough Council - Band D



Approx Gross Internal Area
78 sq m / 838 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		62	85
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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