



47 Horseshoe Crescent, Burghfield Common, Reading, RG7 3XW
£325,000 Freehold

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Residential Sales & Lettings

- Modern Mid Terrace House
- Recently Re-Decorated With New Carpets Upstairs
- Entrance Hall With Cloakroom
- Living Room Leading To Versatile Lean To Conservatory
- Enclosed Rear Garden

- No 'Onward Chain' Complications
- Single Garage In A Nearby Row
- Modern Fitted Kitchen
- 2 Bedrooms, Both En-Suite
- Courtyard Setting Within Quiet Cul-De-Sac

Offered with no 'onward chain' complications, this well maintained modern terrace house is ideally positioned within a small courtyard setting within a quiet cul-de-sac within this sought after yet conveniently positioned village. Offering easy access to a wide range of local amenities to include reputable schools for all ages, green spaces, local shops, pubs and restaurants as well as being within a short commute of Reading and within 4 miles of the M4 motorway, yet surrounded by open countryside and woodland.

Having been a home and since rented out by the present owner, the property has recently been refreshed internally to include some redecoration and new carpets to the first floor. This sought after home is approached via a block paved courtyard setting with off road parking and a paved path leading to a covered open porch over the front door and with access to a handy outside store cupboard. The front door open to the entrance hall where stairs rise to the first floor and doors lead to a ground floor cloakroom, the living room and a appointed front aspect modern fitted kitchen which includes integrated gas hob, electric over and appliance space for dishwasher, washing machine and fridge/freezer. The living room features a built in under stairs storage cupboard, stripped wood effect flooring and Patio doors opening to a useful lean to conservatory with patio doors to the rear garden. On the first floor, a central landing gives access to 2 bedrooms with en-suite bathroom to bedroom 1 and also an en-suite shower room to bedroom 2.

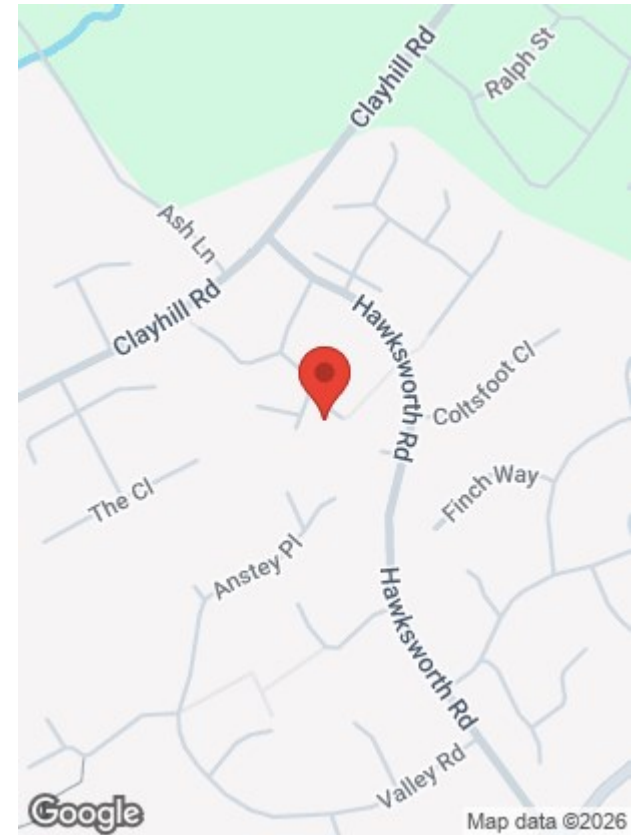
Outside, the rear garden is enclosed by wooden fencing with a paved patio area at the bottom and secure pedestrian gate giving rear access. The property also benefits from a single garage in a nearby row to the front of the property outside the courtyard area where there is also residents parking. Other general notable features include UPVC double glazed windows and gas fired central heating to radiators via gas fired 'combi' boiler located in the kitchen.

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

West Berkshire Council - Band D



Approx Gross Internal Area
73 sq m / 785 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		89	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		72	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.

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