3 Talbot Way, Tilehurst, Reading, RG31 6FY
£290,000 Freehold

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- 'Wimpey' Built Mid Terrace House
- Residents Parking To The Rear
- Approx. 1 Mile From Trtain Station, River Thames & Countryside
- Fitted Kitchen, Separate Living Room With Door To Rear Garden
- Bathroom With Shower Over Bath
- No 'Onward Chain'
- Within 200m Of Tesco Express, Playing Fields, Gym & Bus Service
- Entrance Hall With Stairs
- 2 Double Bedrooms
- UPVC double glazing & GRCH

With no 'onward chain', this sought after 'Wimpey' built 'staggered' mid terrace house is popular due to it's convenient location and with benefits attractive to first time buyers, professionals, families, downsizing, or as an ideal buy-to-let investment purchase, Situated towards the western edge of the suburb of Tilehurst (Reading town centre circa 4 miles), the property is ideally positioned within 200 meters of a Tesco Express, regular bus service, and playing fields with gym and sports and social club. Sought after primary and secondary schools are all nearby, Tilehurst train station is just over 1 mile, as it The River Thames in the neighbouring village of Purley, plus miles of open countryside and woodland. Tilehurst Village centre or Pangbourne are both just over 1 mile away and offer a further and varied range of day to day amenities.

A path across an open lawned frontage leads to the front door under a canopied porch which opens to a welcoming entrance hall where stairs rise to the first floor, an opening leads to the fitted front aspect kitchen, and a door opens to the rear aspect living room with stripped wood effect laminate flooring and a door to the rear garden. The first floor landing services 2 double bedrooms and a separate bathroom with white suite including shower over bath with glazed screen, and a heated towel rail. Bedroom 2 features built in wardrobes, one of which contains the gas fired 'combi' boiler. To the rear of the property is an ideal garden of approx. 25' (8m) and features a paved patio with path though a lawn to an additional paved area and a pedestrian gate to the residents parking area with two spaces directly behind the property.

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

West Berkshire Council - Band C

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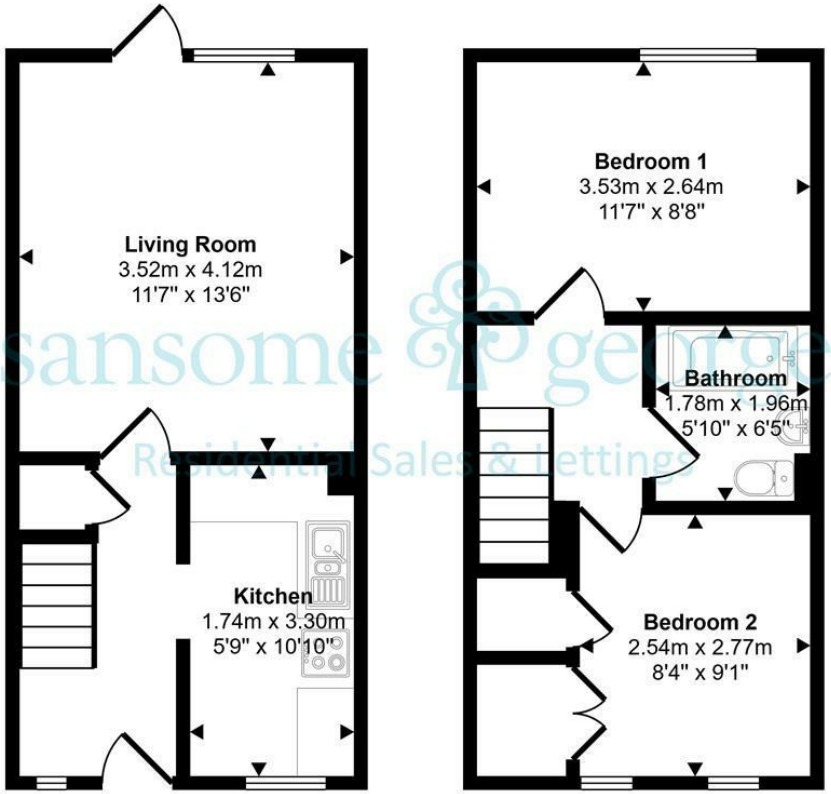
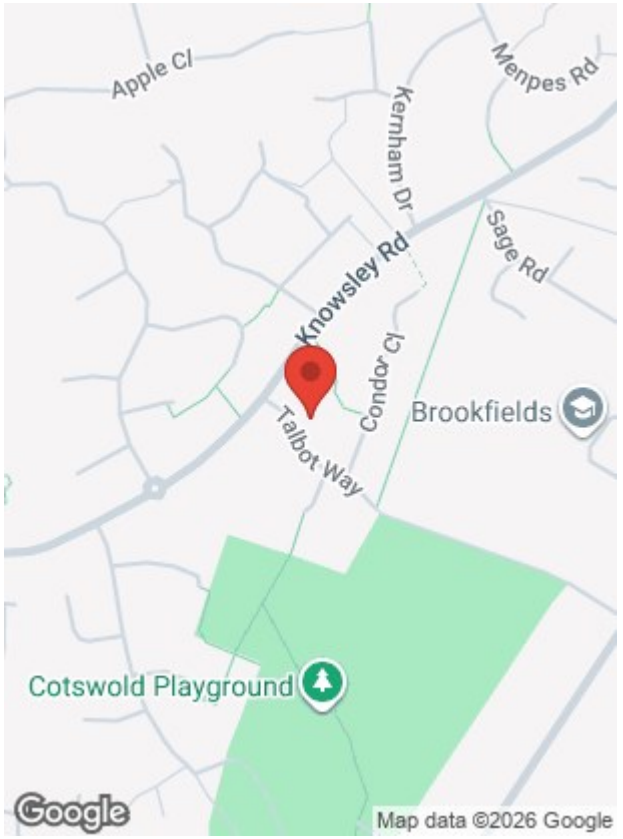
Approx Gross Internal Area
54 sq m / 582 sq ft

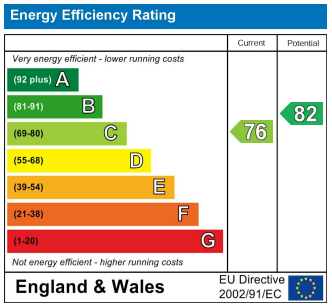


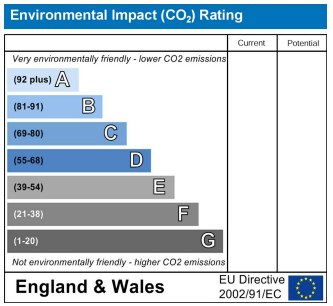
Ground Floor
Approx 27 sq m / 288 sq ft

First Floor
Approx 27 sq m / 294 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.







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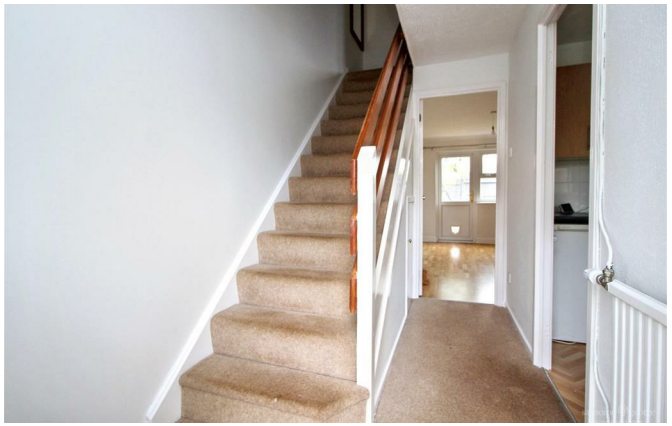

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