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227 Thirlmere Avenue, Tilehurst, Reading, RG30 6XG
£300,000 Freehold

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Residential Sales & Lettings

- Post-War Terrace House
- Off Road Parking For 1 Car
- Entrance Hall With Stairs
- 15' Kitchen Plus 'Lean To'
- Enclosed Rear Garden

- No 'Onward Chain' Complications
- Close To Amenities & Train Station
- Front Aspect Living Room
- 3 'Well Proportioned Bedrooms
- UPVC Double Glazing & GRCH (n/t)

Offered to the market with the added advantage of 'No Onward Chain' this popular mid terrace house is complemented by off road parking for 1 car. Situated approximately 3.5 miles to the west of Reading town centre, this convenient location is circa 15 minutes walk from Tilehurst train station (linking Reading Mainline, Paddington, Oxford, Didcot) as well as being within close proximity of a range of local amenities to include 24 hour bus service, schools, McIlroy Park, gyms and shops to include Waitrose Supermarket.

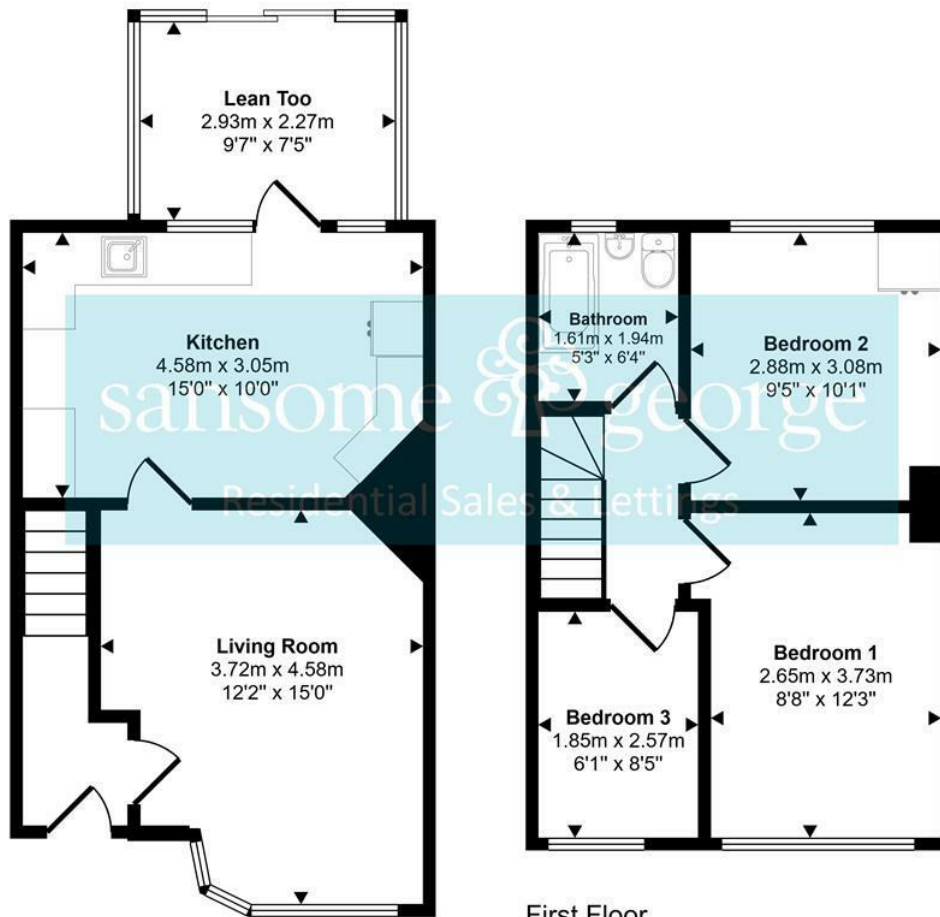
Approached via open frontage providing off road parking for 1 car, there is covered porch over the front door which opens to the entrance hall where stairs rise to the first floor landing and a door opens to the front aspect living room. A door from the living rooms opens to the kitchen with access to under stairs storage cupboard also with a comprehensive range of fitted units, ceramic Belfast sink and appliance space for range style cooker. A UPVC double glazed door opens to a handy single glazed 'lean to' with twin sliding doors opening to a deck with garden shed which adjoins an enclosed garden of mainly grass. Upstairs, the first floor landing has doors to three separate 'well proportioned' bedrooms which are serviced by a rear aspect bathroom with modern white suite. Other general points of note include UPVC double glazing and gas fired central heating to radiators.

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

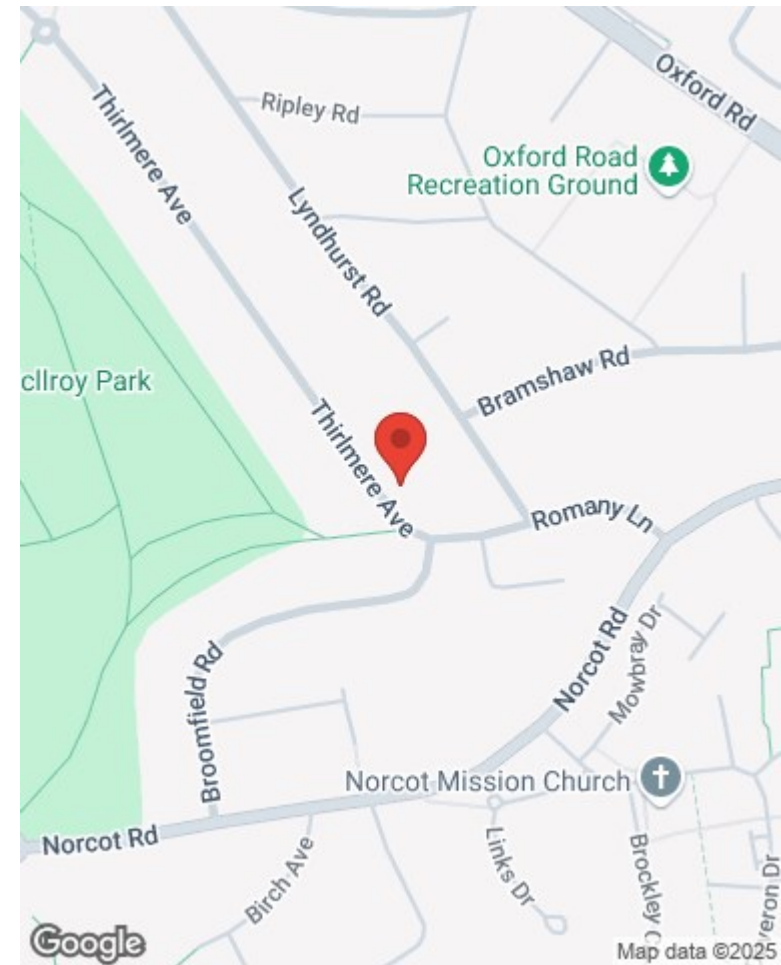
Reading Borough Council - Band C



Approx Gross Internal Area
73 sq m / 786 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			90
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Misrepresentation and Misdescriptions Acts

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