



Flat 2, 120 Tilehurst Road, Reading, Reading, Berkshire, RG30 2LX
£260,000 Leasehold - Share of Freehold

- Character conversion Maisonette
- Private Rear Garden
- 14' Lounge with original fireplace
- 11' fitted Kitchen/Diner
- Off Road Residents Parking to the Front
- Share of Freehold
- Close to Trian Station, Buses and Parks
- 2 'double' Bedrooms both in excess of 15'
- Modern Bathroom with Shower over Bath
- UPVC double glazing and GRCH (n/t)

Converted from a large Victorian property, this Ground Floor Maisonette offers a truly unique opportunity forming part of a substantial Victorian Semi Detached House which has been creatively converted into 4 individual dwellings. This character home is conveniently located within yards of numerous regular Bus Services and within 10 minutes level walk of West Reading Train Station (Reading Mainline, Paddington, Newbury, Basingstoke, Theale) and Prospect Park. Reading's thriving Town Centre is also approximately 1 mile away and the M4 is a simple commute by Car via the A4 Bath Road. A range of amenities are also within close proximity of local Shops, Gyms, Supermarkets, Cafes, Restaurants and Pubs.

Approached via a private UPVC double glazed Front Door exclusive to this property opens to the Entrance Hall which adjoins an additional Lobby Area which opens to the Kitchen/Diner. There are also doors to a 16'11" rear aspect Bedroom and a separate rear aspect Bathroom with white suite including Shower over Bath. The spacious Kitchen/Diner is well appointed with ample storage including a useful large built in storage cupboard, and includes integrated electric hob with oven below and rear aspect UPVC double glazed door leading to Garden via external staircase. From the Kitchen, an internal Hall leads to a charming 14' Living Room with side aspect bay window and original feature fireplace. A door opens to a generous 15'1" x 12'10" Main Bedroom also with bay window.

Outside, to the rear, another noteworthy feature of the property is the private outdoor space. Accessed via an external staircase from the Kitchen Stable Door leads down to a Paved Patio Area adjoining an area of artificial lawn enclosed by wooden fencing and brick wall. A pedestrian gate leads to steps down to an additional lower Garden area.

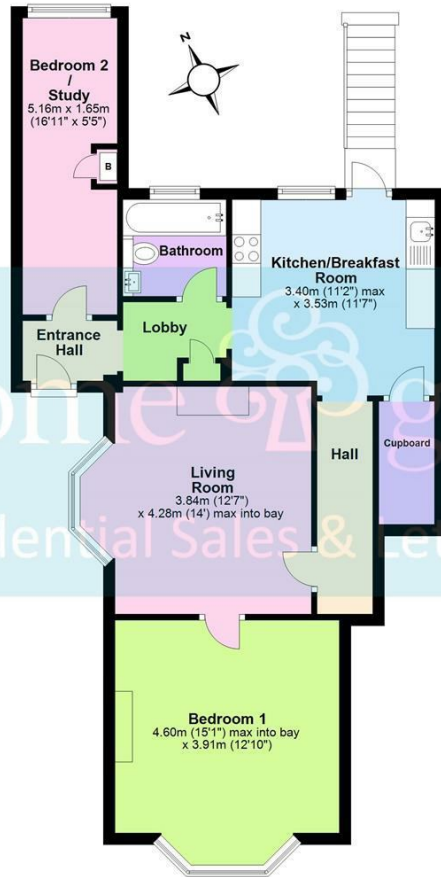
Boasting a Share of the Freehold, double glazed windows, gas fired central heating to radiators via combination boiler (located in Bedroom 2) and residents parking, this individual home must be seen to be truly appreciated. Please contact Sansome & George on (0118 958 3333 for more information or to arrange a viewing appointment at your earliest convenience.

Maintenance Charge:- £62.50 per month payable to the residents association.

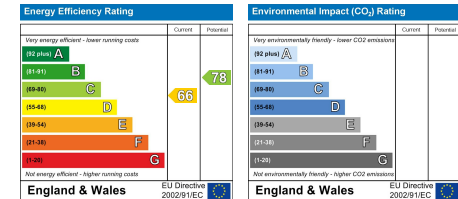
Reading Borough Council - Band B



Ground Floor
Approx. 64.2 sq. metres (691.4 sq. feet)



Total area: approx. 64.2 sq. metres (691.4 sq. feet)



Misrepresentation and Misdescriptions Acts

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