



sansome  george

767 Oxford Road, Tilehurst, Reading, RG30 6TU
£325,000 Freehold

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Residential Sales & Lettings

- Popular Ex-local Authority Mid Terrace House
- Close To Train Station, River Thames And A Wealth Of Amenities
- 4 Versatile Ground Floor Rooms
- 3 Good Sized Separate First Floor Bedrooms
- 45' Rear Garden

- No 'Onward Chain' Complications
- Ideal For Owner Occupation Or A Great 'Buy-To-Let' Investment
- Well Appointed Kitchen
- 3 Piece Bathroom, 2 Shower Rooms
- Block Paved Driveway For 2 Cars

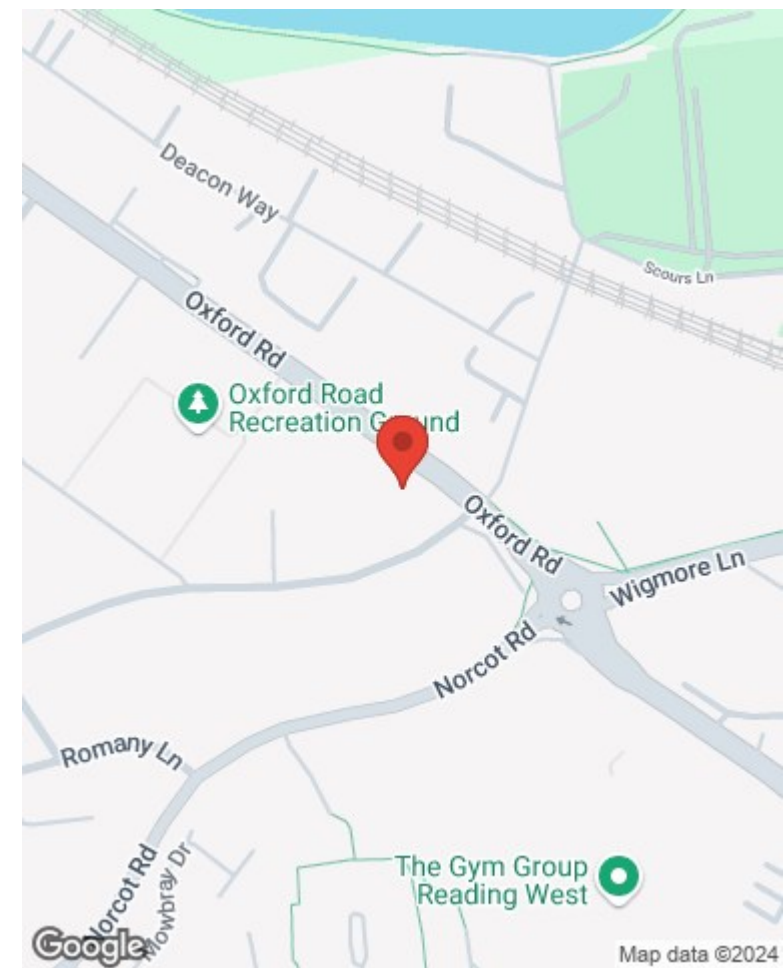
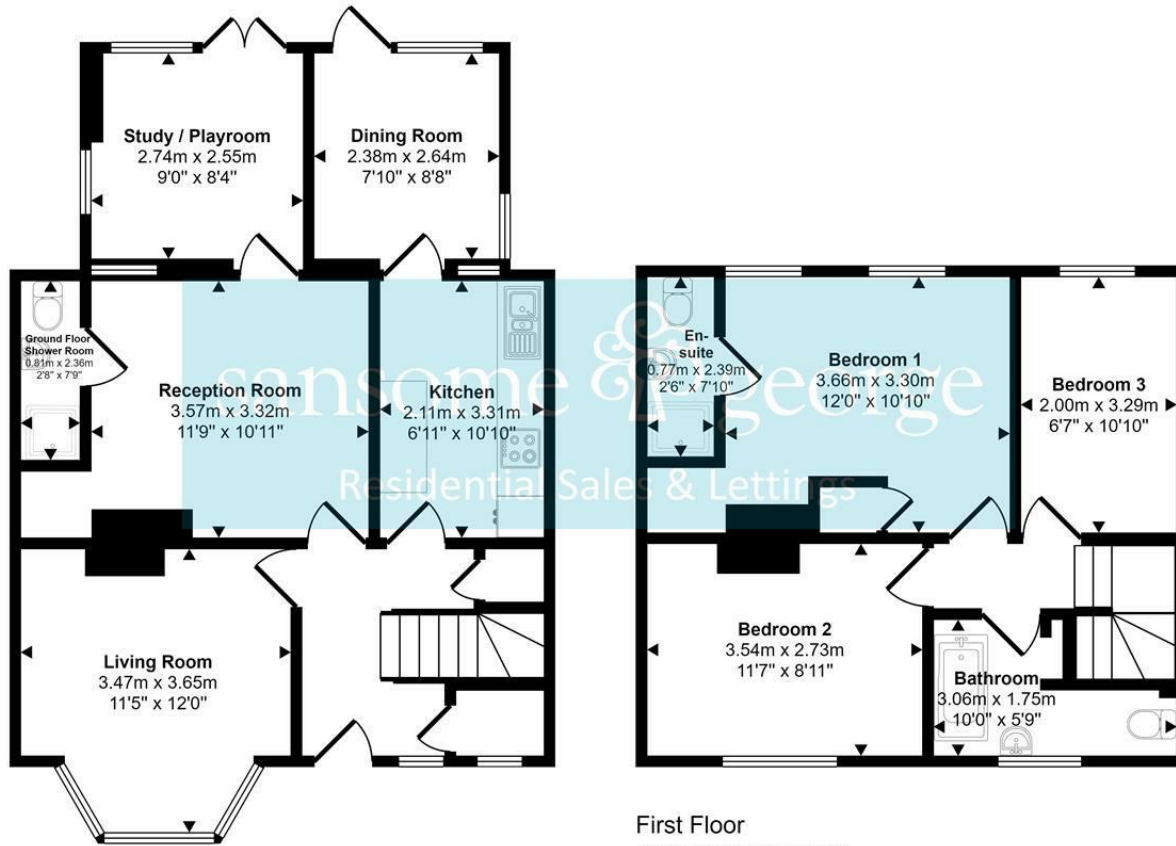
Offered to the market with the advantage of no 'onward chain' this post war, ex-local authority terrace house is suited to owner occupation or will make an ideal buy-to-let investment purchase. Conveniently situated, the property is within 1 mile level walk of Tilehurst Train Station, Waitrose Supermarket, Reading Retail Park, Stadium Way Trade & Business Estate plus the River Thames as well as numerous Gyms, Cafes, Shops and Take Aways. Reading Town Centre is 1.7 miles to the east, and Tilehurst Village is 1.6 miles with both being easily accessible with many regular buses services close by.

Providing well proportioned and flexible accommodation, the property is approached via block paved driveway for 2 cars. The front door opens to an entrance hall where stairs rise to the first floor and doors lead to the kitchen, a front aspect living room (currently used as a bedroom) with bay window, a separate versatile reception room with shower room and door to a second adaptable room with French doors to the rear garden. The well appointed kitchen includes integrated oven and gas hob and has a door leading to a dining room also with a door to the rear garden. On the first floor, there are 3 good sized bedrooms and a three piece bathroom all separately accessed from the landing. Bedroom 1 features an en-suite shower room. Outside, the rear garden measures approximately 45' in length with a patio spanning the rear of the property.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment,
Reading Borough Council - Band C



Approx Gross Internal Area
101 sq m / 1083 sq ft



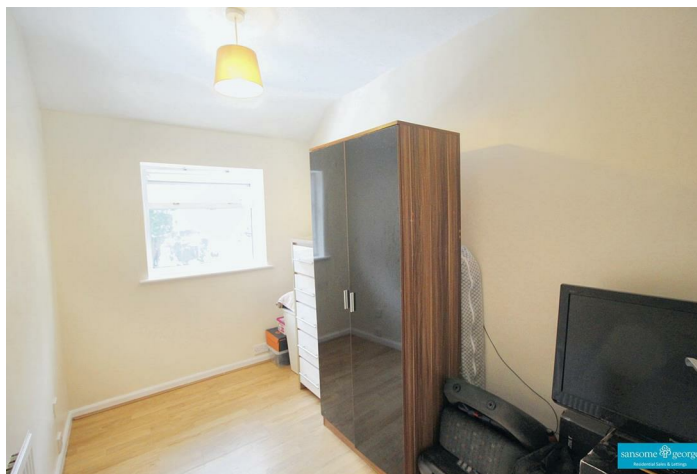
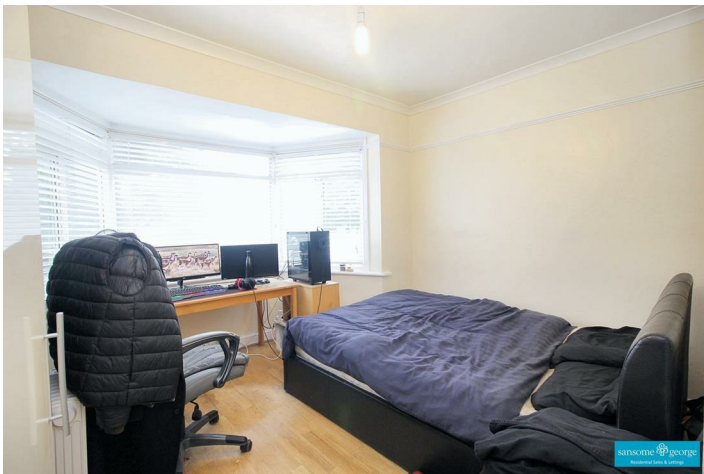
Ground Floor
Approx 59 sq m / 632 sq ft

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(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	87	England & Wales
		65	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

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