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32 Pryor Close, Tilehurst, Reading, RG31 6UG
Offers In Excess Of £325,000 Freehold

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Residential Sales & Lettings

- 2 Bedroom Mid Terrace Home
- Modern Fitted Kitchen
- En-suites to Each Bedroom
- Quiet Cul-De-Sac Location
- Gas Radiator Central Heating

- Rear Aspect Living Dining Room
- Downstairs Toilet
- Air Conditioning to the Main Bedroom
- Enclosed secluded Rear Garden With Gated Access
- UPVC Double Glazed Windows

A modern and naturally light two bedroom mid-terrace home located in a sought after cul-de-sac in Purley on Thames. Locals Bowls, sports social club, community barn and local schools are all positioned close by. Pangbourne village consisting of a wealth of local amenities, Tilehurst railway station with direct links to central London and Waitrose supermarket are all easily accessible.

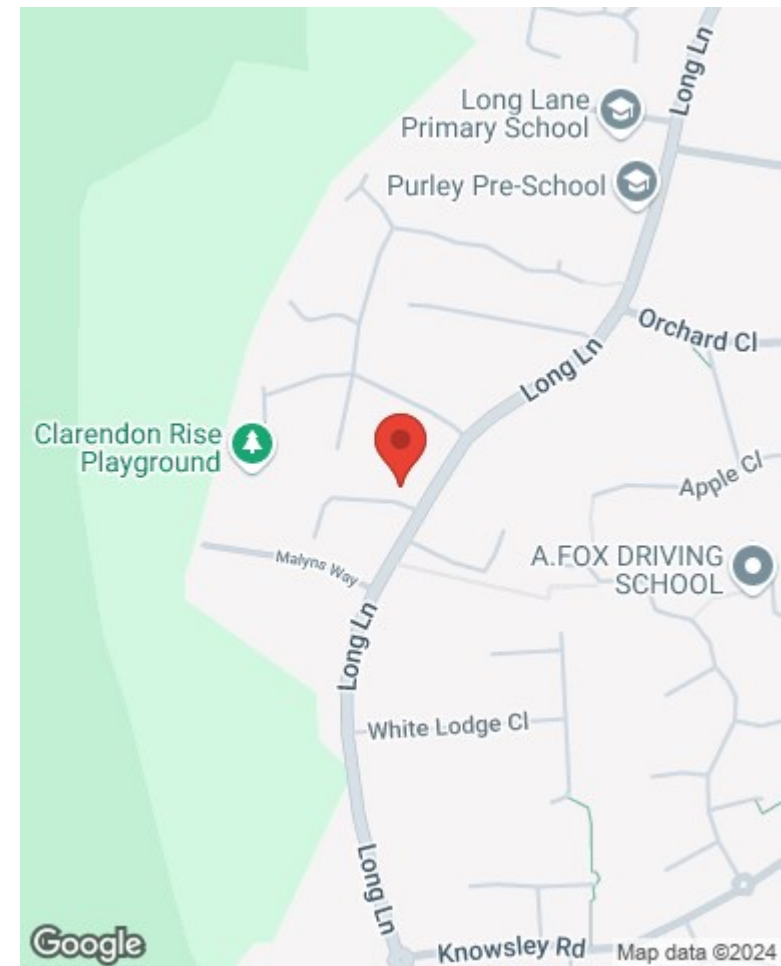
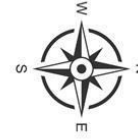
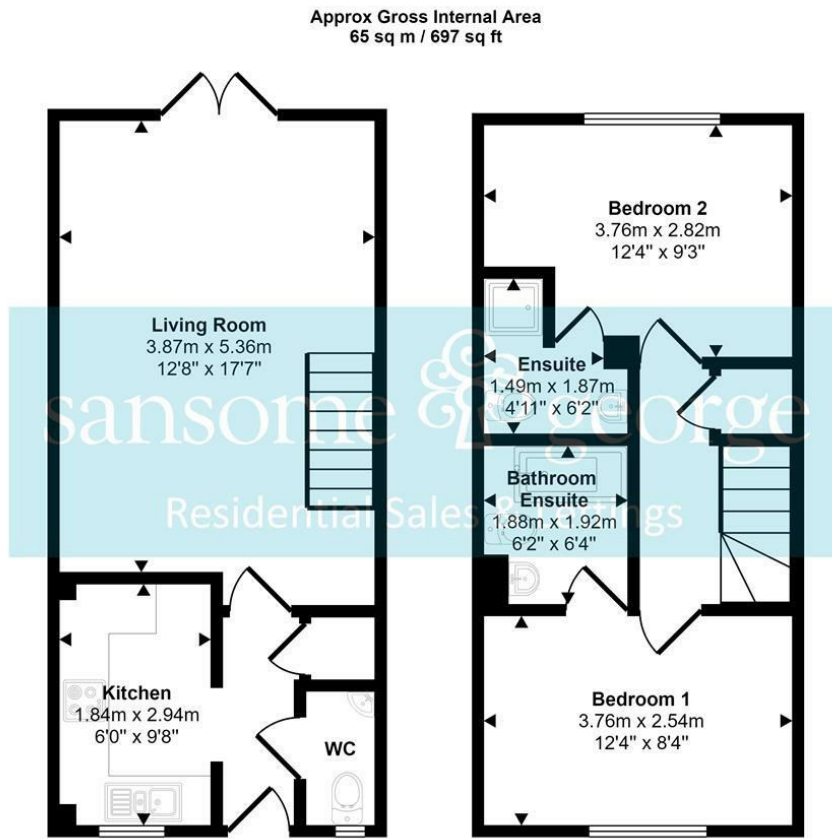
Accommodation comprises of entrance hall, downstairs WC, front aspect modern kitchen, Tasteful rear aspect living dining room with twin doors leading to the garden, two double bedrooms each featuring their own en-suites and the rear bedroom further benefitting from air conditioning. Further benefits include gas radiator central heating and UPVC double glazing.

To the front has an allocated parking space and visitor spaces. The rear offers a secluded garden mostly laid to lawn with decking and rear gated access.

To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George Estate Agents.

Council Tax Band - C - West Berkshire.





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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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