

34 Grafton Road, Tilehurst, Reading, RG30 4QJ
Offers In Excess Of £325,000 Freehold

sansome george
Residential Sales & Lettings

- No' Onward Chain' Complications
- First Time On The Open Market
- Well Proportioned Living Accommodation
- Modern Fitted Shower Room
- Enclosed Rear Garden
- Two Bedroom End Of Terrace House
- Convenient Location Close To Tilehurst Village
- Two Good Sized Bedrooms
- Generous Frontage With Driveway Parking & Garage
- Excellent Potential For Updating



Offered to the market with the added advantage of no 'onward chain' complications, this sought after two bedroom ex-local authority end of terrace house is situated in a convenient and favourable established residential address within walking distance of a host of amenities in Tilehurst Village and several regular bus services. Reading Town Centre is approximately 4 miles to the east and the M4 Motorway is roughly 10 minutes drive via the nearby A4 Bath Road. Of particular note, the property has remained within the same family since it was originally built and is now being offered for sale on the open market for the very first time.

The property is approached via a generous frontage, with a driveway providing off road parking and access to the garage, together with an area of front garden. The front door opens to the entrance hall where stairs rise to the first floor and a door provides access to the main reception room. The well proportioned living room features a brick built fireplace and opens through to the dining area, providing ample space for both seating and dining furniture. A temporary WC facility has been installed within part of the dining area and could readily be removed by an incoming purchaser if not required. The kitchen is fitted with a range of eye and base level units with work surfaces and space for appliances, together with access outside.



On the first floor, the landing provides access to two good sized bedrooms, including a particularly generous main bedroom. The bedrooms are serviced by a modern fitted shower room with walk in shower enclosure, wash hand basin and WC. Whilst the property has clearly been well cared for over the years, it would now benefit from redecoration and some cosmetic updating, providing an excellent opportunity for the incoming purchaser to modernise and personalise the home to their own taste. Externally, the property benefits from the aforementioned generous frontage with off road parking and garage, while to the rear is an enclosed garden providing a manageable outside space with patio and lawned areas, garden shed and fencing to the boundaries.

With its convenient location, well proportioned accommodation, generous frontage and the significant advantage of no onward chain, this rarely available home represents an excellent opportunity for a variety of purchasers and is available to the open market for the first time since it was built. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C

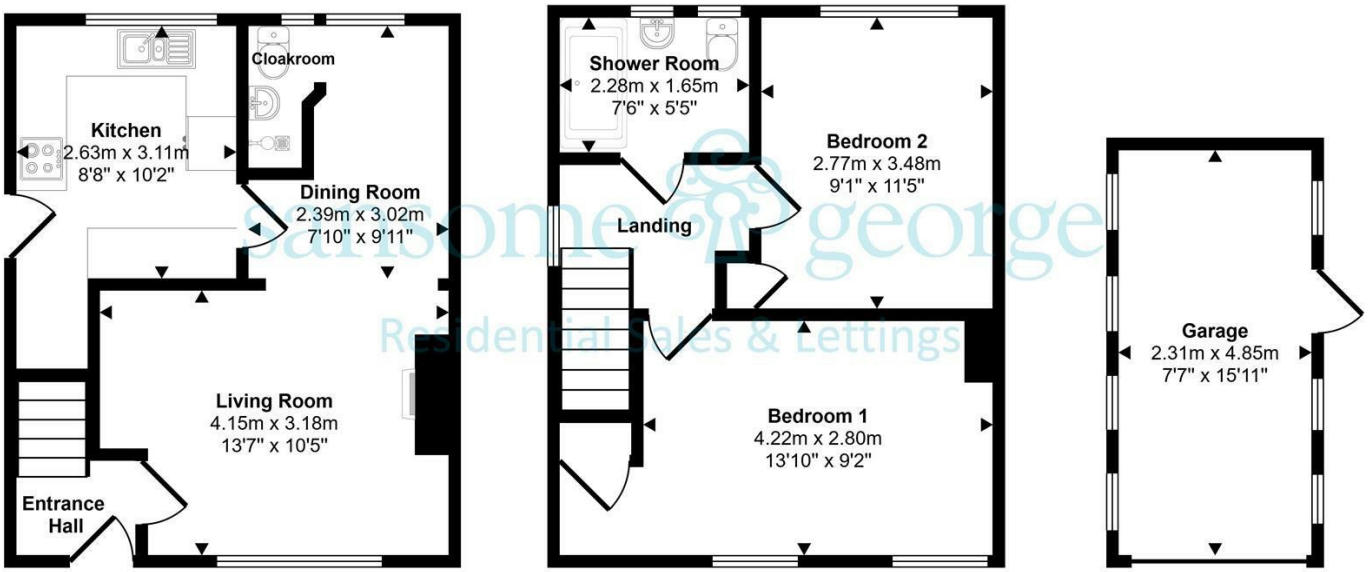
Purchasers Note:-
Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made. Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.







Approx Gross Internal Area
78 sq m / 840 sq ft

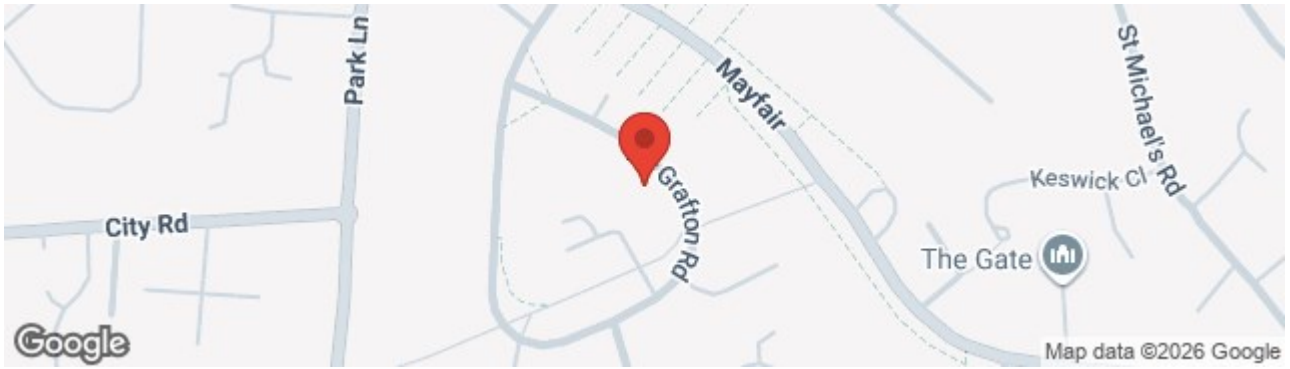


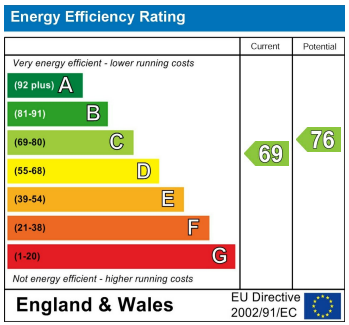
Ground Floor
Approx 33 sq m / 360 sq ft

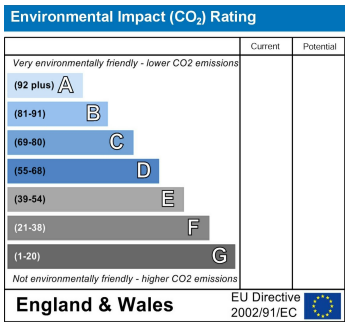
First Floor
Approx 33 sq m / 360 sq ft

Garage
Approx 11 sq m / 120 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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