



sansome  george

**16 Ullswater Drive, Tilehurst, Reading, RG31 6RS**  
**Offers In Excess Of £375,000 Freehold**

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Residential Sales & Lettings



- Well proportioned 3 bedroom Semi Detached House
- Located in a sought after cul-de-sac
- Minutes walk from Tilehurst Train Station
- Double glazing and gas radiator central heating (n/t)
- Rear Garden in need of attention
- No 'onward chain' complications
- Elevated outlook to the front over valley
- In need of some updating throughout
- Garage and Driveway Parking
- Potential to extend (subject to necessary consents)

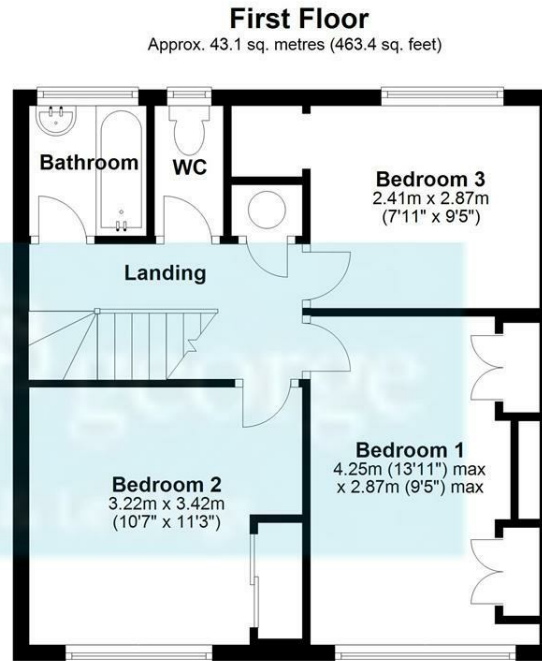
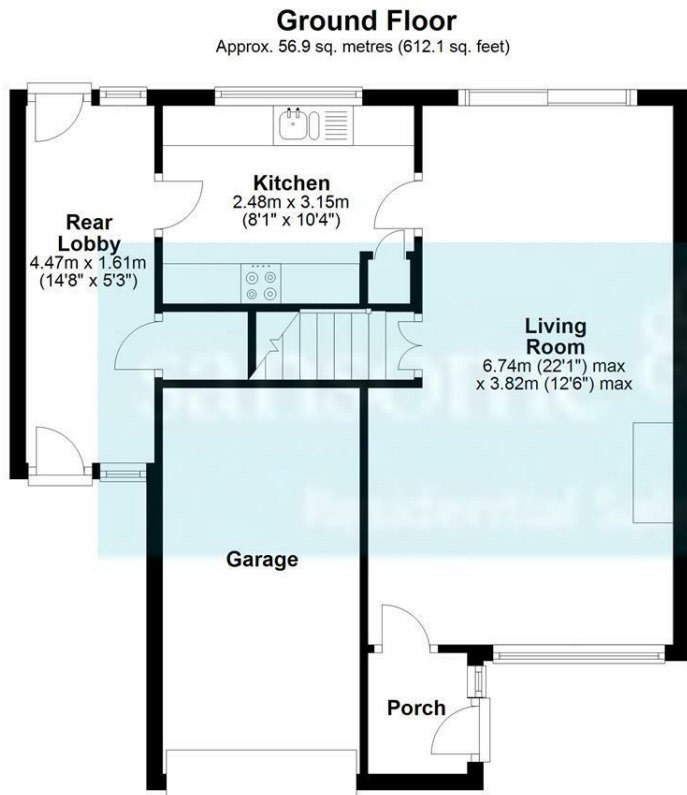
Offered to the market with the added advantage of no 'onward chain', this Semi Detached home enjoys an elevated position in a well regarded cul-de-sac to the western fringes of Tilehurst. This location is conveniently within under 10 minutes walk from Tilehurst Train Station (London Paddington, Reading, Oxford, Didcot) and regular bus services as well as being within reputable School catchments. and with local convenience store, cafe and restaurants/take aways are minutes away in a nearby parade and Tilehurst Village with a further wealth of amenities is within striking distance. The Thames side villages of Purley and Pangbourne are also nearby and surrounded by open countryside in a area of outstanding natural beauty. Reading Town Centre is approximately 3 miles to the east and Junction 12 of the M4 Motorway within 4 miles.

The property enjoys elevated views over neighbouring roof tops with large windows promoting great natural light throughout. Approached via driveway providing parking for 1 vehicle and access to single integral garage (with higher than average ceiling), separate steps lead up to the both the front door and also a very useful Rear Lobby that leads through to the rear Garden. The front door opens to a porch which in turn leads to the dual aspect living room. Stairs rise to the first floor landing and a door leads to the rear aspect fitted Kitchen also with a door to the Rear Lobby. On the first floor, 3 'well proportioned' Bedrooms all feature built in or fitted storage and are serviced by a rear aspect bathroom and separate WC. The property is further complemented by double glazing and gas fired central heating to radiators (not tested). Outside, the rear Garden requires clearing and landscaping.

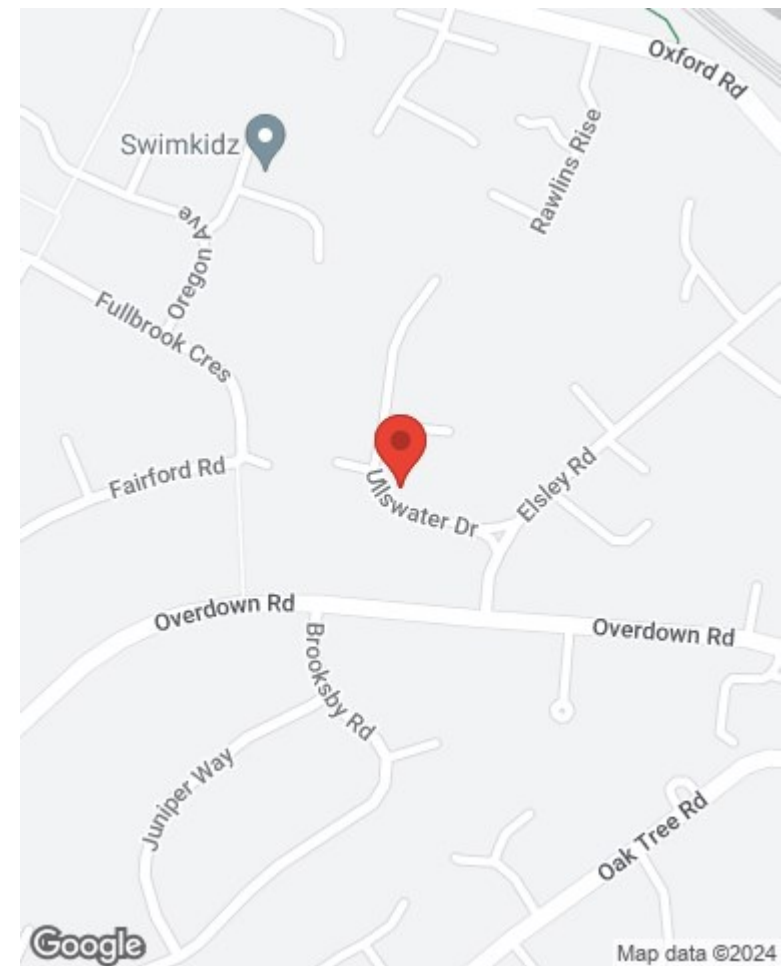
Offering excellent opportunity for a new owner to update and personalise to their own preferences, this property must be seen to be appreciated. Please call Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band D





Total area: approx. 99.9 sq. metres (1075.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			
			<b>87</b>
		<b>59</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

#### Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)