



sansome  george

109 Norcot Road, Tilehurst, Berkshire, RG30 6BS  
£395,000 Freehold

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Residential Sales & Lettings



- 3 Storey Bay Fronted Victorian Terrace
- Front Aspect Lounge Diner
- Dual Aspect 4 Piece Family Bathroom
- UPVC Double Glazed Windows
- Off Road Parking To The Rear

- 3/4 Bedrooms (Optional study/Bedroom 4)
- Kitchen Breakfast Room
- Gas Radiator Central Heating
- Sizeable Established Rear Garden With Gated Rear Access
- Walking Distance to Tilehurst Village

A well presented three storey Victorian bay fronted mid-terrace located in a popular residential area. Tilehurst village consisting of various local amenities, frequent bus services and various primary schools, are all easily accessible.

Accommodation comprises of entrance hall, bay fronted lounge diner, kitchen breakfast room with direct access to the rear garden.

The first floor offers two bedrooms and a dual aspect four piece family bathroom. Furthermore the top floor features two bedrooms (bedroom 4 - optional study).

The property benefits from gas radiator central heating and UPVC double glazing throughout.

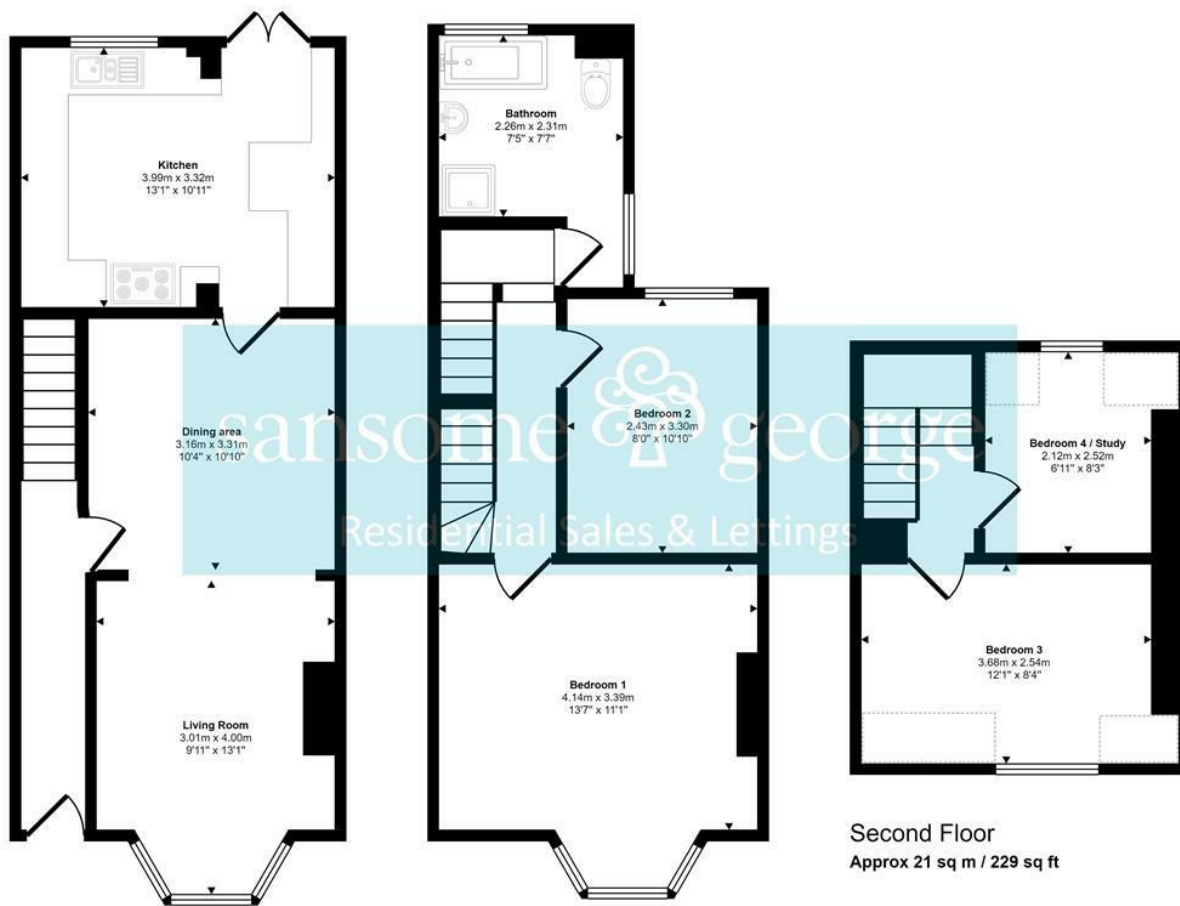
To the rear features a sizeable well established rear garden with a patio and lawn area which is well stocked with various flowers and shrubs. Gated rear access leading to an off road parking area.

Council Tax Band C - Reading Borough Council.

Please contact 0118 942 1500 to arrange a viewing or request further information.



Approx Gross Internal Area  
99 sq m / 1066 sq ft



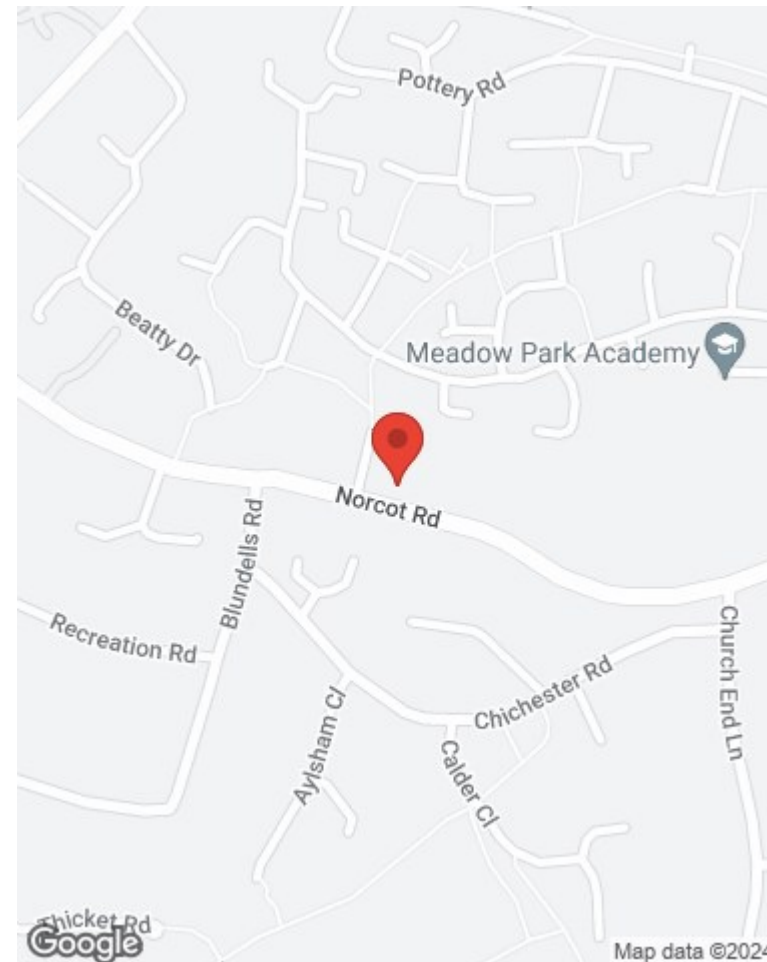
Ground Floor  
Approx 41 sq m / 445 sq ft

First Floor  
Approx 36 sq m / 392 sq ft

Second Floor  
Approx 21 sq m / 229 sq ft

Denotes head height below 1.5m

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.



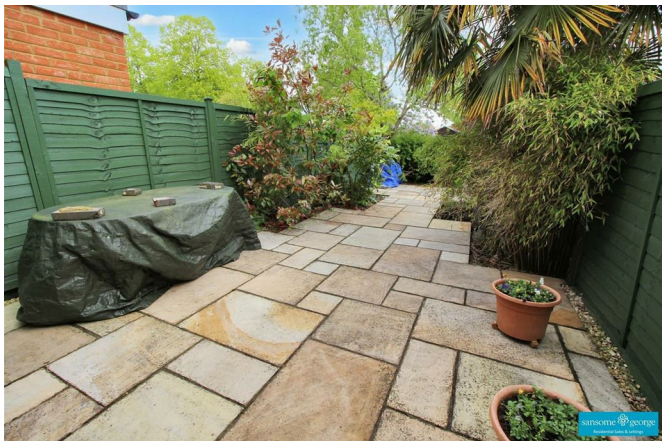
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	54	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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