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**33 Grasmere Avenue, Tilehurst, Berkshire, RG30 6XU**  
**Guide Price £390,000 Freehold**

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Residential Sales & Lettings



- 1930's Semi Detached Home
- Modern Fitted Kitchen
- Three 'Well Proportioned' Bedrooms
- Enclosed Rear Garden with Patio Area
- UPVC Double Glazing & Gas Fired Central Heating
- Open Plan Living Room/Dining Area
- Utility Room
- Shower Room
- Driveway Parking
- Minutes Walk To Tilehurst Train Station

This recently refurbished 1930s semi-detached home, occupies an elevated plot and is ideally positioned close to various amenities. With Reading Town Centre just over 2.9 miles away to the east, regular bus services are within 5 minutes walk and Tilehurst Train Station linking to London Paddington and Reading Mainline and Oxford is circa 7 minutes walk. Other conveniences nearby include local shopping parades, Waitrose supermarket plus gyms, parks and schools. The River Thames and open countryside in the neighbouring village of Purley-on-Thames is also close by. Tilehurst Village with a further wealth of services is conveniently 1.1 miles away and Junction 12 of the M4 is a simple commute by car of approximately 3.0 miles.

Accommodation comprises of entrance hall, open plan living and dining area boasting a modern kitchen with integrated fridge/freezer, built in 4 ring gas hob and oven, utility room with additional space for washing machine and tumble dryer. On the first floor, the central landing has access to 3 'good sized' separate bedrooms that are serviced by a modern fitted shower room. Further benefits include wired cat7 ethernet cabled ceilings and outside to enable up to 10Gbps internet, gas radiator central heating & UPVC double glazing.

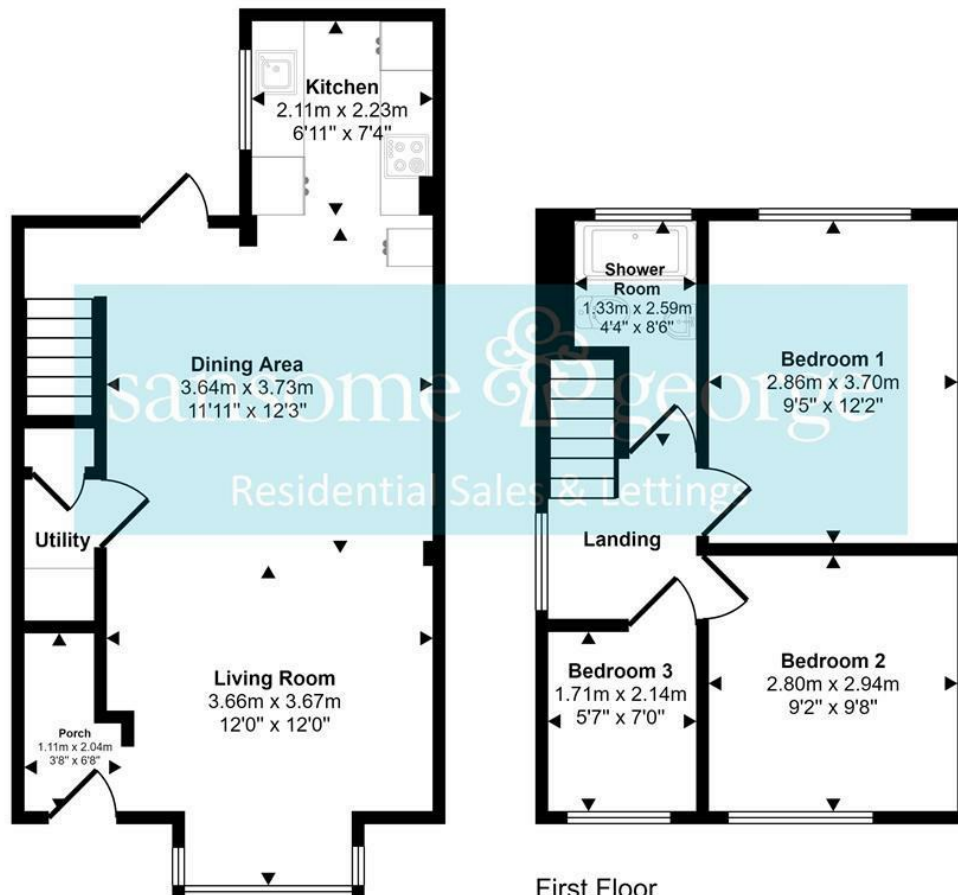
The rear garden is fully enclosed with mainly laid to lawn with various plants/shrubs to borders, patio area, gated side access, driveway providing parking for multiple vehicles and a path continues to the front door.

This fine home has been recently redecorated throughout and must be viewed to be totally appreciated. To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George Estate Agents.

Reading Council Tax - Band C



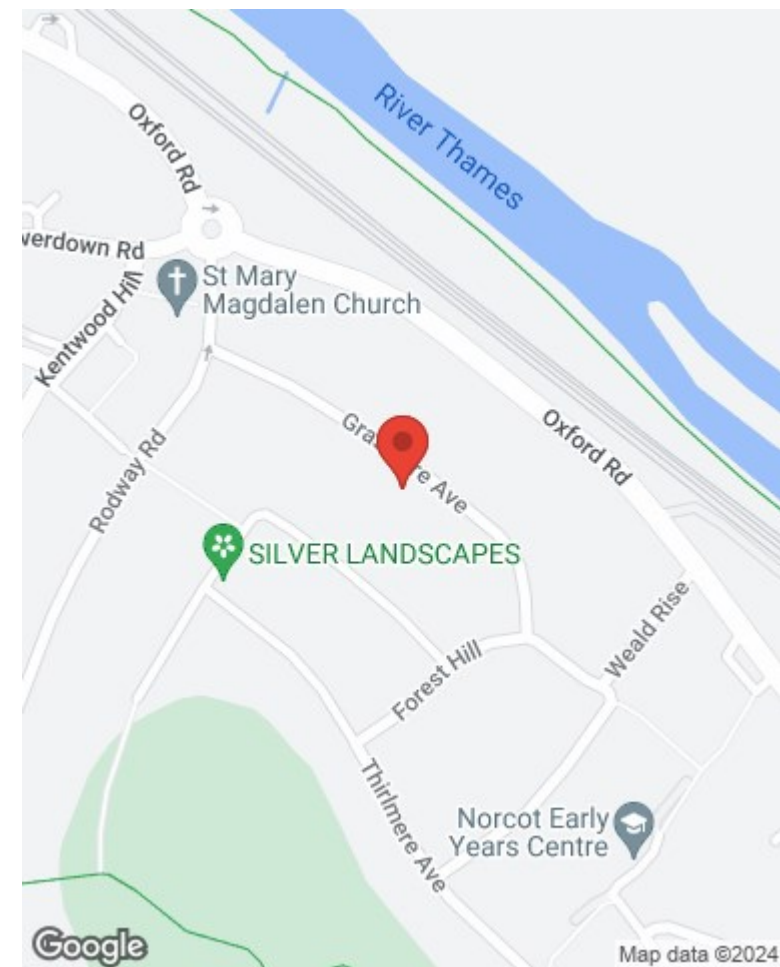
Approx Gross Internal Area  
70 sq m / 754 sq ft



First Floor  
Approx 32 sq m / 342 sq ft

Ground Floor  
Approx 38 sq m / 412 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(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 <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	

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