



sansome  george

8 Kirton Close, Reading, Berkshire, RG30 2NS
£290,000 Freehold

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Residential Sales & Lettings

- Detached Bungalow
- Single Garage
- Close to bus services, local amenities and Prospect Park
- 13' Kitchen plus additional porch
- Shower Room

- No 'Onward Chain' complications
- Very secluded position within a cul-de-sac
- 17' Living Room
- 2 'double' Bedrooms
- Established and private enclosed block paved rear garden

This Detached Bungalow occupies a 'tucked away' position at the foot of a cul-de-sac on the borders of Tilehurst and West Reading hence convenient for Prospect Park, regular Bus Services as well as shops and amenities. Reading West Train Station is approximately 1 mile away and just 12 of the M4 Motorway is an easy commute by car via the A4 Bath Road.

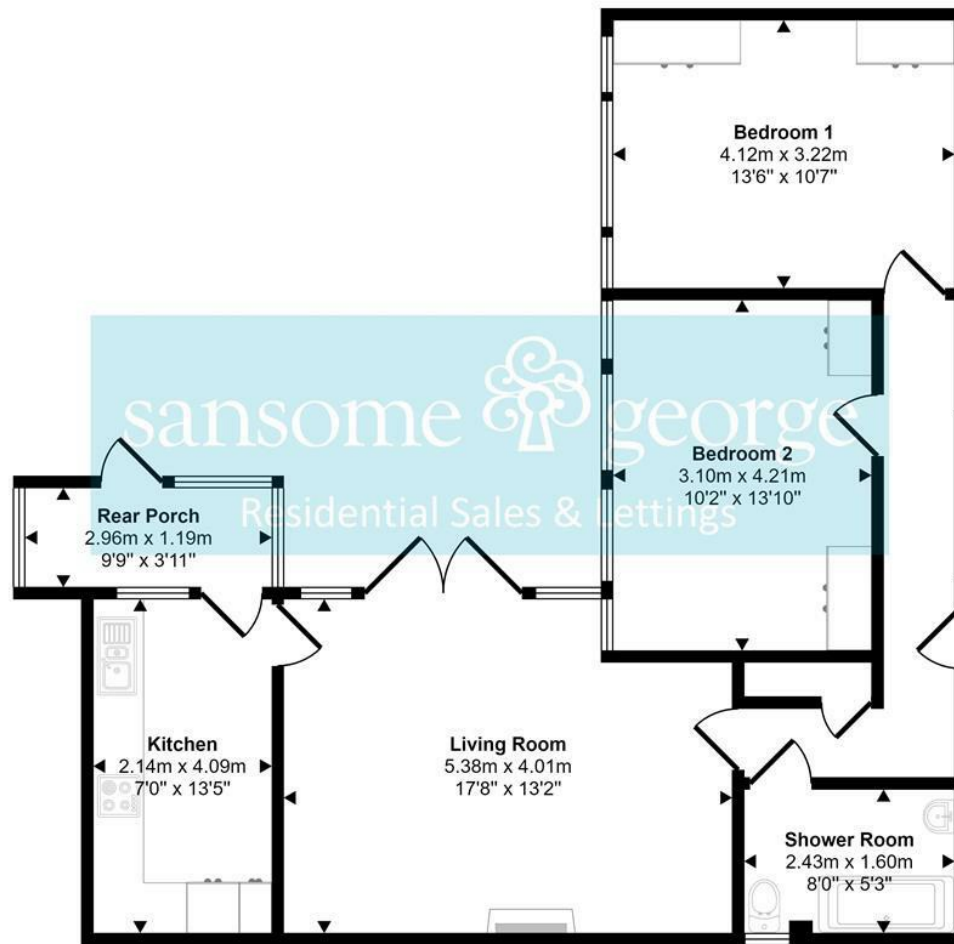
With all main rooms enjoying great natural light as overlooking secluded courtyard garden to the rear, the property is approached via path leading to the front door from the cul-de-sac. Internal accommodation comprises central entrance hall with doors to 2 'double' bedrooms, a dual aspect shower room, and a 17'8" Living Room with patio doors to the rear garden and door also leading to the well appointed fitted Kitchen. A door from the kitchen opens to a useful porch with double glazed door to the garden. The established and secluded rear garden is mainly block paved with various planted flower and shrub beds and is enclosed by brick walls with secure gate giving side side access. Offered to the market with the advantage of 'No Onward Chain' complications, the property also boasts a single Garage located in the cul-de-sac by the approach to the property.

Please contact Sansome & George Estate Agents for more information or to arrange an appointment to view at your earliest convenience.

Reading Borough Council - Band D

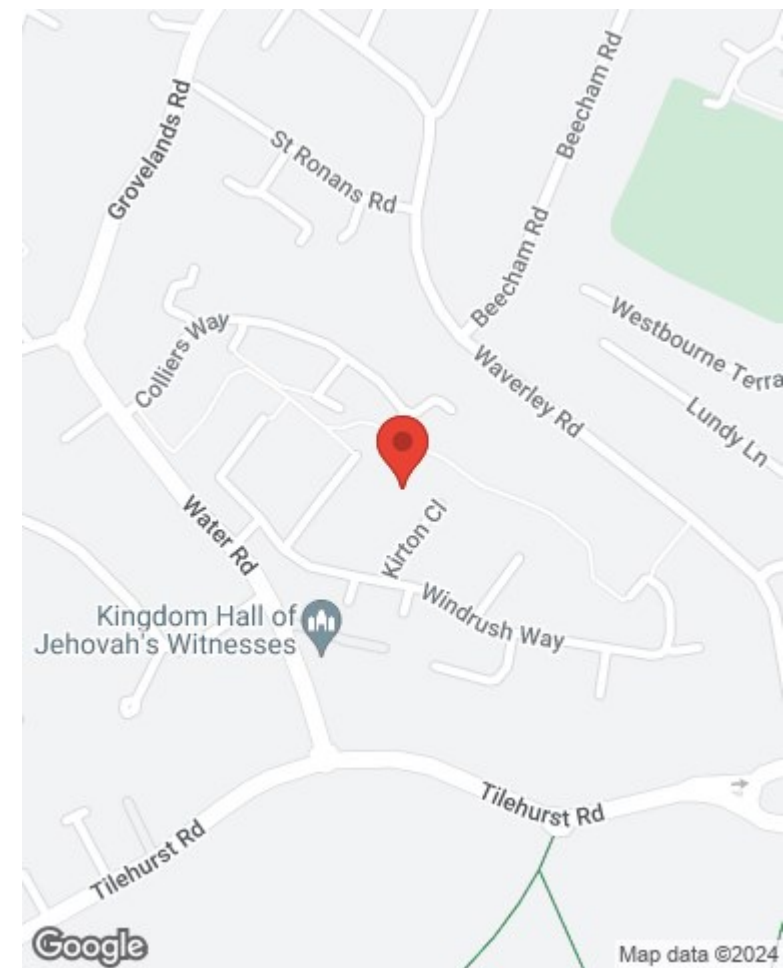


Approx Gross Internal Area
74 sq m / 793 sq ft



Floorplan

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			

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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