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21 Minton Close, Tilehurst, Berkshire, RG30 6ET
Guide Price £400,000 Freehold

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Residential Sales & Lettings

- Extended End Terrace Home
- Living Room
- Dining Room
- Modern Bathroom
- Garage In Nearby Row

- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Family Room
- Landscaped Rear Garden
- Traffic Free Walkway Position

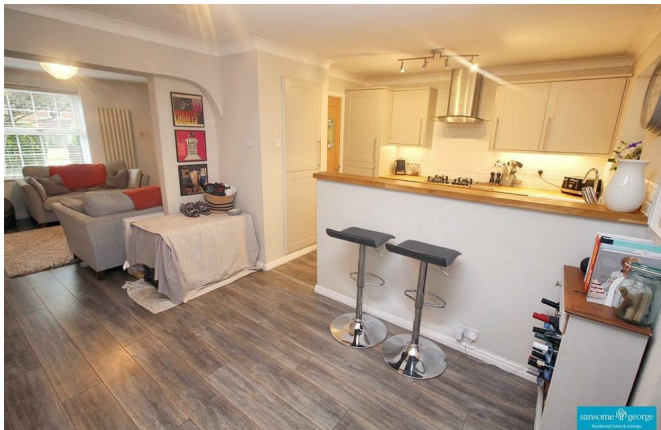
This superb and extended modern end of terrace house is conveniently situated at the end of a traffic free walk way, next to a small green, on the popular 'Potteries' development hence ideally located within close proximity of a wealth of amenities to include Tilehurst Village, Parks, regular Bus Services and approx. 15 minutes walk from Tilehurst Train Station (London Paddington, Reading Mainline, Oxford). Reading Town Centre is approximately 3 miles to the east and Junction 12 of the M4 Motorway is circa 10 mins commute by car.

Accommodation comprises of entrance porch, living room with stairs rising to the first floor, dining room, modern fitted kitchen with the advantage of integrated dishwasher, fridge/freezer, 4 ring gas hob and electric oven, and a versatile dual aspect family room with twin roof light windows and patio doors leading to the rear garden. The first floor consists of three double bedrooms which are serviced by a modern three piece fitted bathroom which includes shower over bath. Further general benefits include gas radiator central heating and UPVC double glazing.

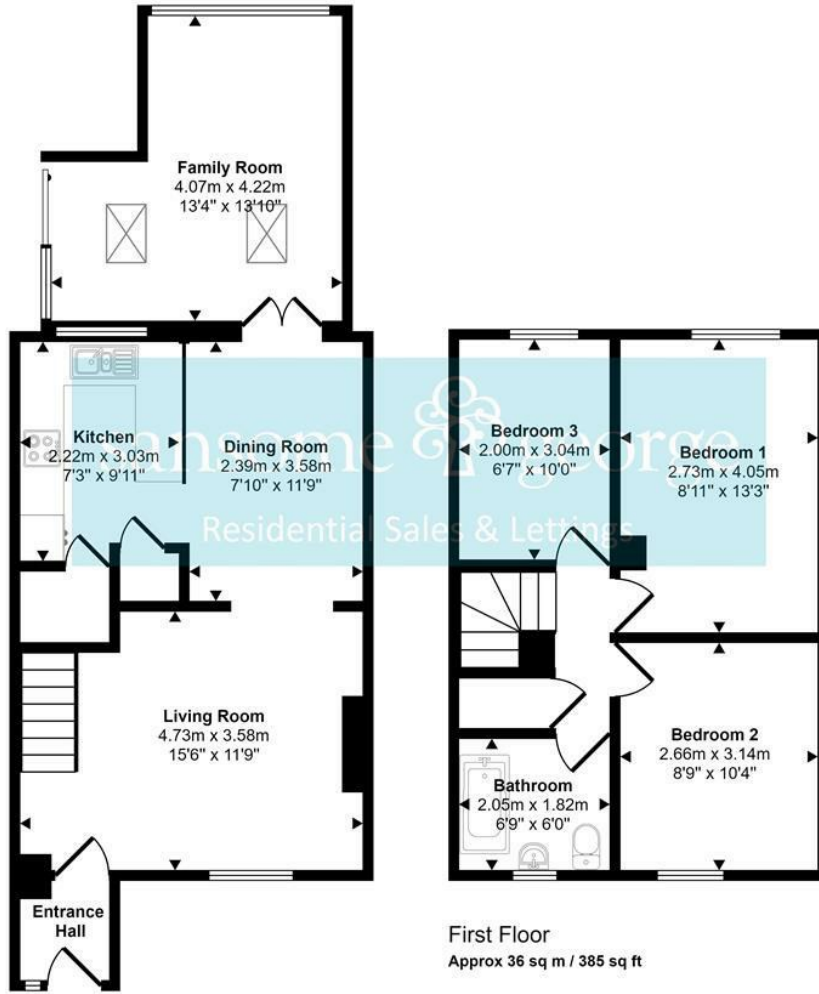
Outside, to the rear is a landscaped garden fully enclosed by wooden fencing with two gates giving access to the side leading to the frontage and also to the rear where the single garage is located in a row nearby and allocated parking. Patio doors from the family room open to a paved area top the side of the property with a secure gate giving access to the frontage. Four steps lead up to a level garden with brick paved path leading through a small area of lawn to a deck with additional paved patio areas and timber built garden shed. The frontage features a paved patio path leading to the front door with lawned areas and pebble beds to either side and mature cherry tree.

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

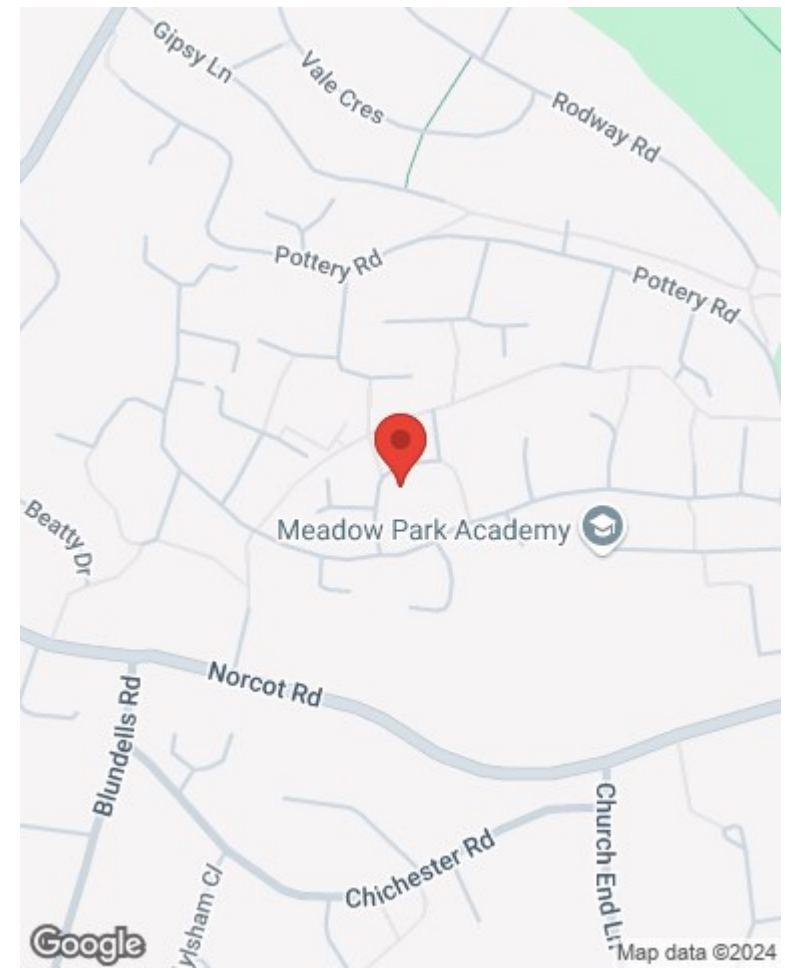
Reading Borough Council - Band C



Approx Gross Internal Area
88 sq m / 952 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			
(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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