61 Rodway Road, Tilehurst, Reading, RG30 6EH
Guide Price £350,000 Freehold

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- Extended Semi Detached Home
- Front Aspect Lounge/Diner
- Ground Floor Cloakroom
- Landscaped Tiered Garden
- UPVC Double Glazed Windows

- Entrance Hall
- Rear Aspect Kitchen
- Three Bedrooms & First Floor Bathroom
- Gas Radiator Central Heating
- Close To Local Amenities And Shops

A very well presented three bedroom extended semi detached home located in a popular residential area. Tilehurst train station with links to London Paddington and Oxford, frequent bus services to Reading town centre and Tilehurst village which hosts a wealth of independent shops and business are all easily accessible.
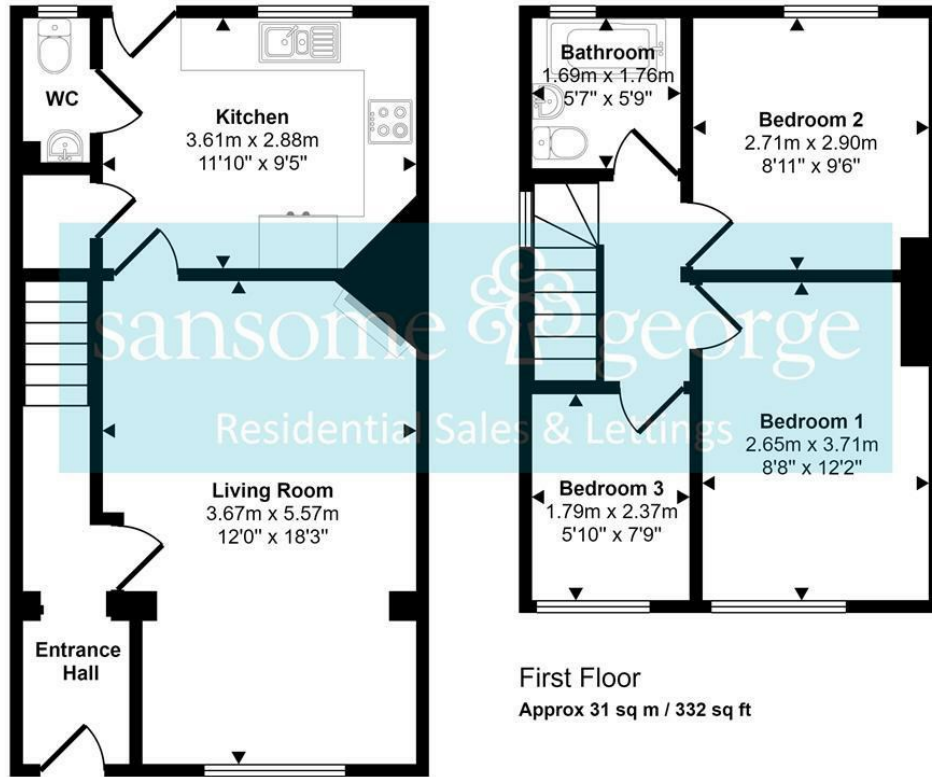
Accommodation comprises of entrance hall with stairs leading top the first floor, front aspect living room with dining area, ground floor WC and a rear aspect kitchen with integrated 4 ring gas hob electric oven, UPVC door leading to landscaped rear garden. The first floor landing services three separate bedrooms (with built in wardrobes to bedroom 1), and a family bathroom with white suite including shower over bath. Further benefits include UPVC double glazed windows & gas radiator central heating. Outside, the tiered rear garden features an patio area, raised beds, outbuilding with power and lighting and is enclosed by wooden fencing with a useful access gate to the side of the property.

Early interest is anticipated in this fantastic home so please contact Sansome & George Estate Agents for any further information or to schedule a viewing appointment at your earliest convenience.
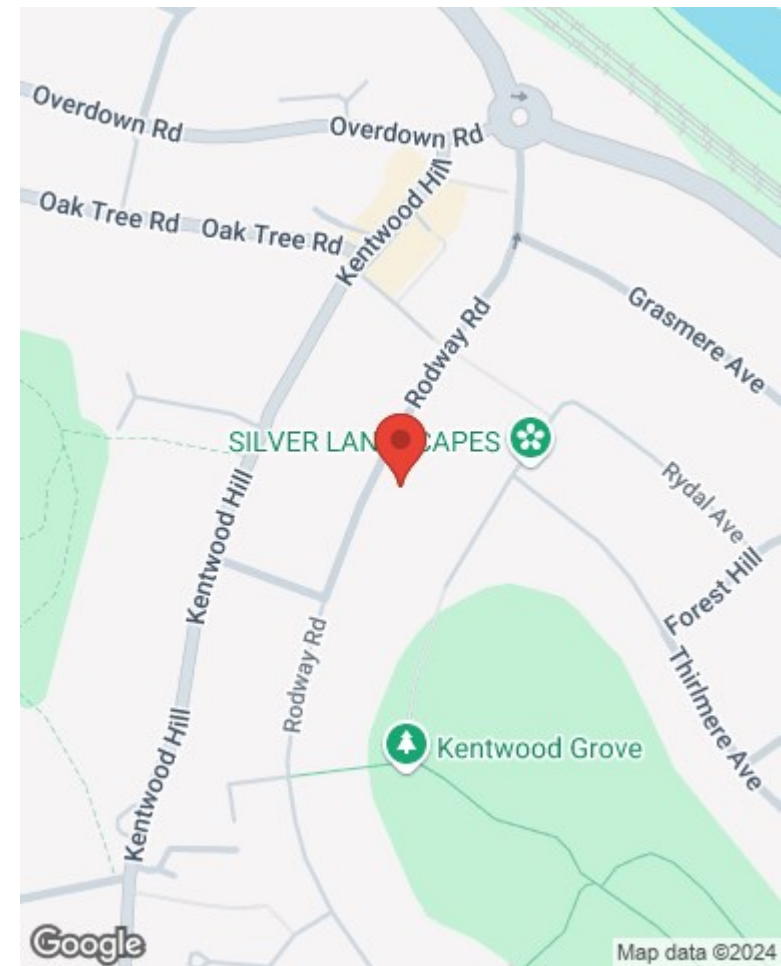
Reading Borough Council - Band C

Approx Gross Internal Area
70 sq m / 752 sq ft

WC

Kitchen
3.61m x 2.88m
11'10" x 9'5"

Bathroom
1.69m x 1.76m
5'7" x 5'9"

Bedroom 2
2.71m x 2.90m
8'11" x 9'6"

Living Room
3.67m x 5.57m
12'0" x 18'3"

Bedroom 1
2.65m x 3.71m
8'8" x 12'2"

Bedroom 3
1.79m x 2.37m
5'10" x 7'9"

Entrance Hall

First Floor
Approx 31 sq m / 332 sq ft

Ground Floor
Approx 39 sq m / 421 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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