



sansome  george

8 Westwood Road, Tilehurst, Reading, RG31 5PW
Offers In Excess Of £300,000 Freehold

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Residential Sales & Lettings

- Two Bedroom End Terrace Home
- Living Room
- Modern Re Fitted Kitchen
- Fully Enclosed Rear Garden
- Refurbished Throughout
- Dining Room
- Modern Re Fitted Ground Floor Shower Room
- No Onward Chain

Offered for sale with no onward chain is this well presented two bedroom end terrace home that has been refurbished throughout. Located approximately 4 miles to the west of Reading Town Centre, the property is ideally situated on a favoured address conveniently within under 100 yards level walk of Tilehurst Village with it's wealth of amenities and regular Bus Services as well as being just over 2 miles from Junction 12 of the M4 Motorway.

Accommodation comprises of entrance lobby leading to bay fronted living room, dining room with stairs rising to the first floor, modern re-fitted kitchen, modern re-fitted shower room, two bedrooms. Further benefits include UPVC double glazing & gas radiator central heating.

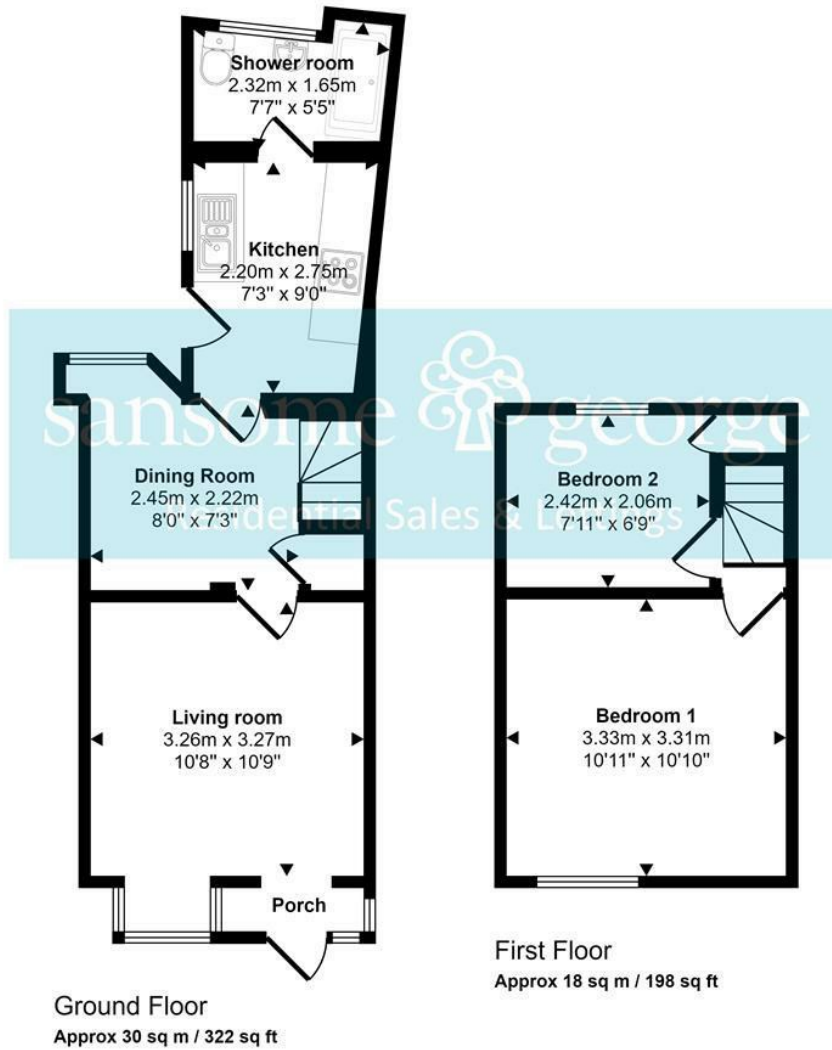
Outside, the rear garden offers an approximately 100ft fully enclosed rear garden with patio area,

This characterful home must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience.

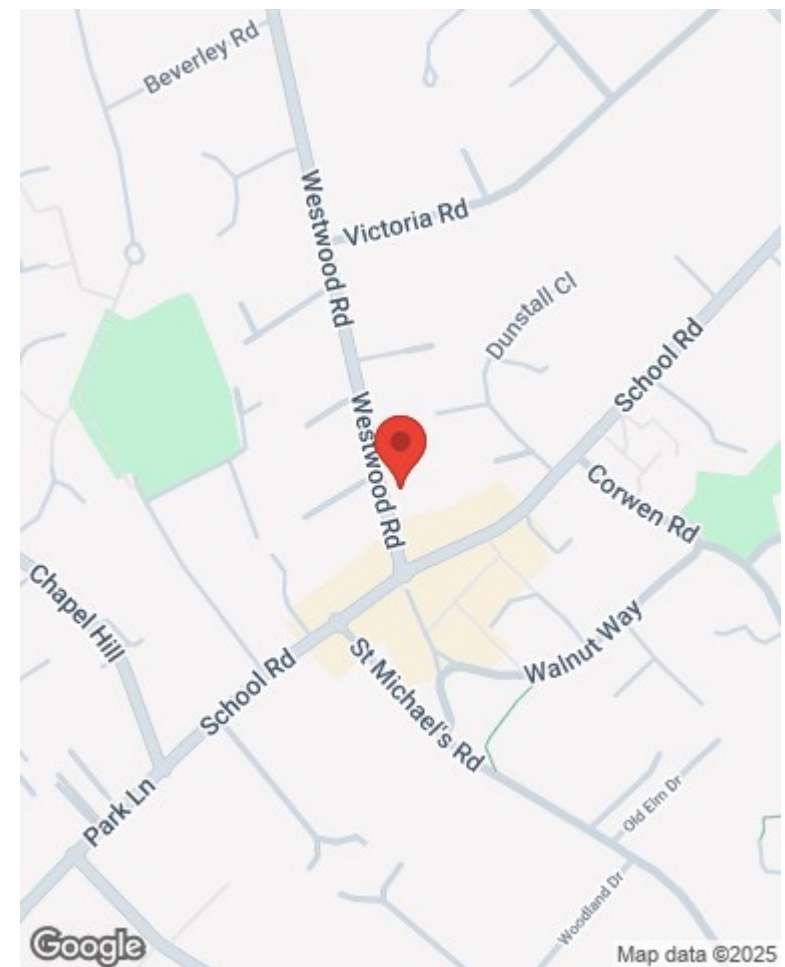
Reading Borough Council - Band C



Approx Gross Internal Area
48 sq m / 520 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		
(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 (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		

Misrepresentation and Misdescriptions Acts

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