



sansome  george

96 Blewbury Drive, Tilehurst, Reading, Berkshire, RG31 5HL
Guide Price £395,000 Freehold

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Residential Sales & Lettings

- 2 Bedroom Extended Haddock Built Semi-detached Home
- Front Aspect Living Room
- Kitchen & Bathroom
- UPVC Double Glazed Windows
- Sizeable Rear Garden

- Ground Floor Shower Room
- Dining Room/Family Room
- Gas Radiator Central Heating
- Further Extension Potential (Subject to Planning Consents)
- Garage & Driveway Parking

A well presented and extended Haddock built two bedroom semi detached home situated on a favoured residential address within close proximity of local shops, reputable primary and secondary schools and numerous regular bus services. Tilehurst village centre is approximately 10 minutes walk and both Reading town centre and Junction 12 of the M4 motorway are within easy reach.

Accommodation comprised entrance hall, ground floor shower room, front aspect living room, dining room/family room and a ground floor wet room. The first floor offers two bedrooms and a three piece family bathroom. This ideal family home benefits from gas radiator central heating and UPVC double glazed windows.

To the front is driveway parking leading to an attached garage. The rear garden is of a generous sized which is fully enclosed and relatively established.

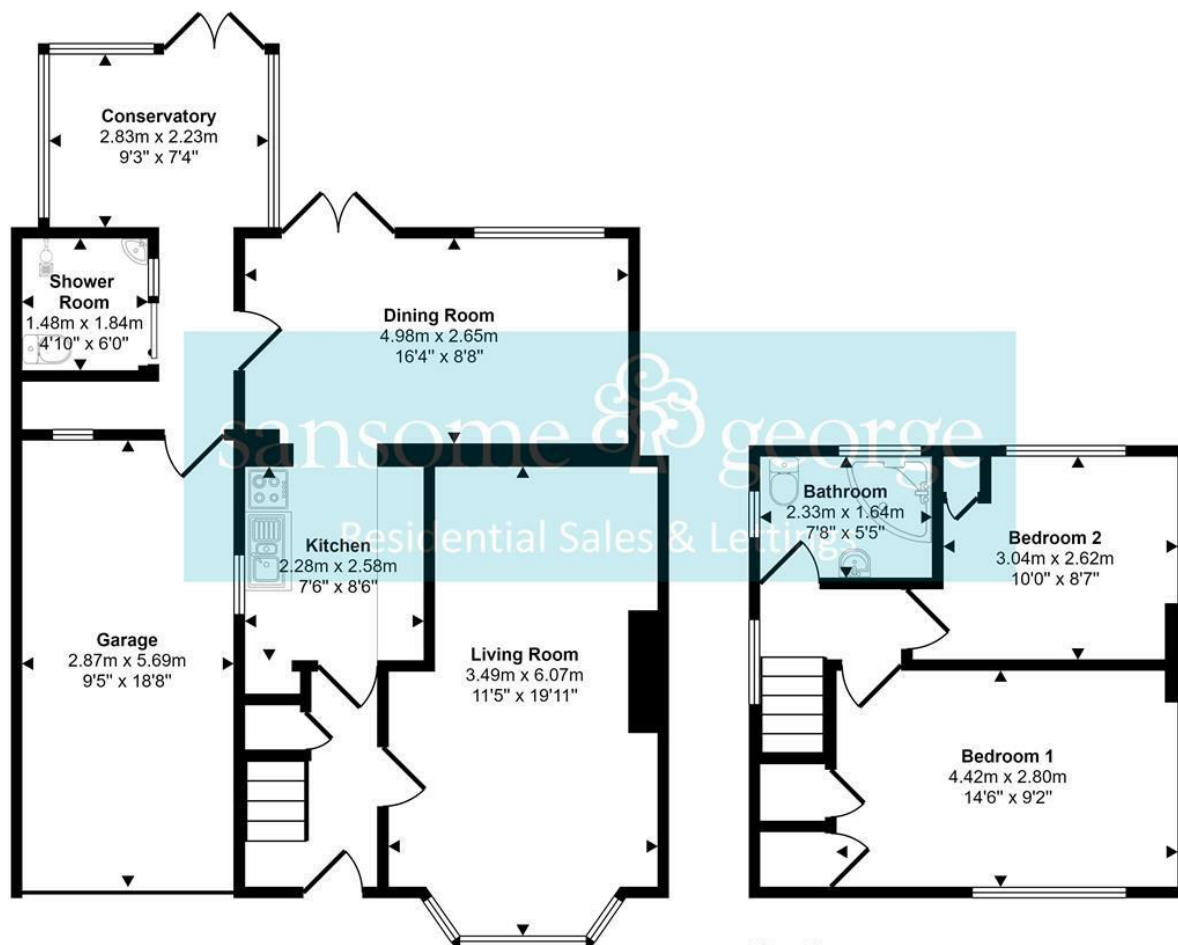
In our opinion, this property offers further extension potential (subject to local planning consents).

Please contact sole selling agent to arrange a viewing or to request further information.

Council Tax - Band D - West Berkshire



Approx Gross Internal Area
108 sq m / 1158 sq ft



First Floor
Approx 31 sq m / 330 sq ft

Ground Floor
Approx 77 sq m / 828 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	

Misrepresentation and Misdescriptions Acts

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

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