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54 Fircroft Close, Tilehurst, Reading, Berkshire, RG31 6LJ
Guide Price £385,000 Freehold

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Residential Sales & Lettings

- Three Bedroom Semi Detached Home
- Kitchen/Breakfast Room
- Ground Floor WC
- Well Presented Throughout
- Access To Garage Via Rear Garden (In Nearby Row)
- Living Room
- Study
- Family Bathroom
- Landscaped Rear Garden
- Walkway Location

Offered to the market, with the added advantage of no onward chain, is this well presented three bedroom semi-detached home. Located approximately four miles to the west of Reading Town Centre, the property is positioned along a walkway within a popular cul-de-sac residential area. Tilehurst Village, with it's wealth of amenities and regular Bus Services is just a short 'level' walk away, as well as being just over two miles from Junction 12 of the M4 Motorway.

Accommodation comprises entrance hall front aspect living room with stairs rising to the first floor, kitchen/ breakfast room, cloakroom and study with UPVC door that leads to rear garden. The first floor offers three well proportioned bedrooms that are serviced by a three piece bathroom with shower over bath. Further benefits include UPVC double glazing and gas radiator central heating throughout.

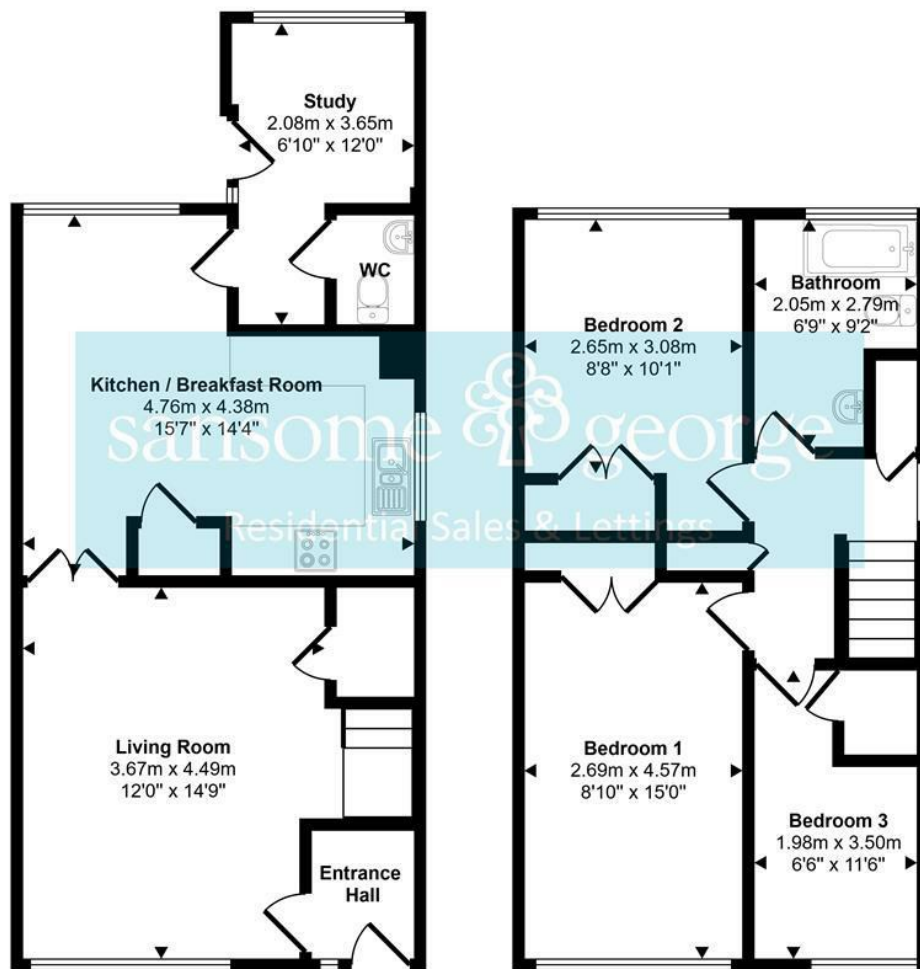
The exterior provides a low maintenance landscaped rear garden, mainly laid to lawn with patio area, gated side access and pathway leading to door which provides access to a garage which is positioned in a nearby row.

To discuss this excellent property in more detail or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents at your earliest convenience.

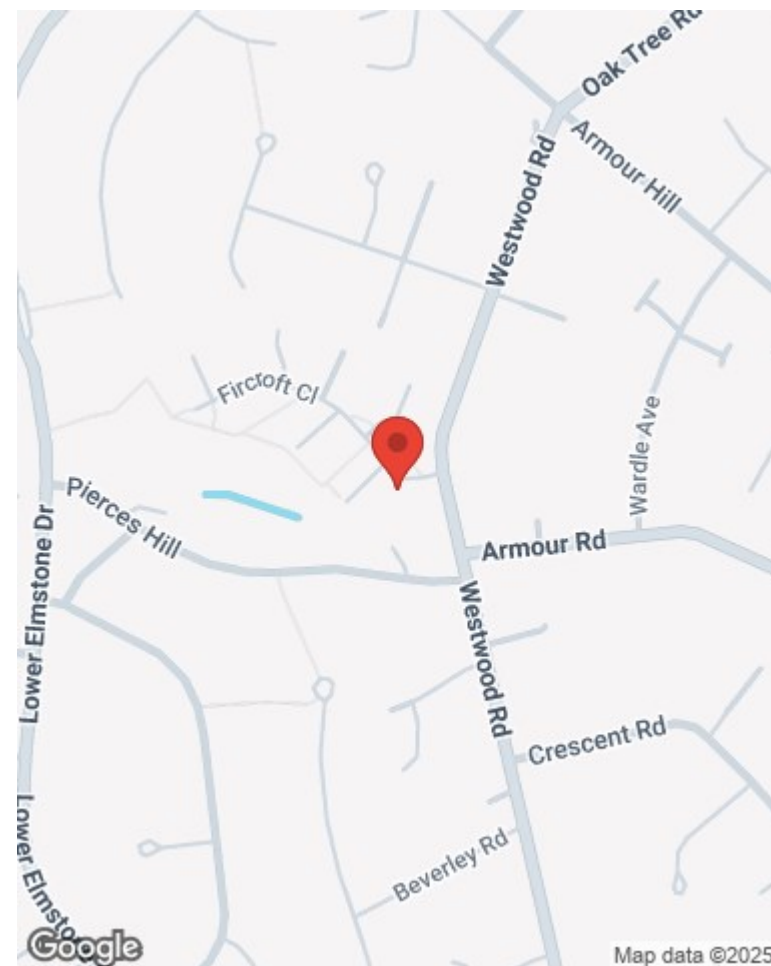
Reading Borough Council - Band C



Approx Gross Internal Area
92 sq m / 986 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 Snappy 360.

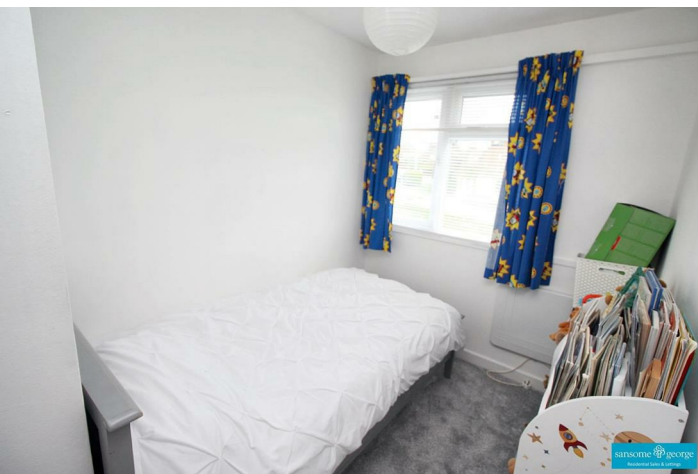


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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