



56 Tidmarsh Street, Reading, RG30 1HX
Guide Price £335,000 Freehold

sansome & george
Residential Sales & Lettings

- Bay Fronted Victorian End Terrace Home
- Living Room With Bay Window
- Kitchen
- First Floor Shower Room
- No Onward Chain
- Three Separate Bedrooms
- Dining Room
- Ground Floor Bathroom
- Fully Enclosed Rear Garden
- Close To Local Amenities

Offered for sale with the added benefit of 'No Onward Chain', this charming three-bedroom Victorian bay-fronted end-terrace home is presented in good order throughout. Situated in a sought-after road just 2 miles west of Reading Town Centre, and neighbouring Tilehurst, this property boasts an ideal location within walking distance of a wide range of local amenities. These include a 24-hour bus service, shops, supermarkets, pubs, restaurants, Battle Library, and a retail park with a 24-hour gym. Both West Reading and Tilehurst train stations, offering services to London Paddington, Oxford, Newbury, and Basingstoke, are approximately 1 mile away.

The ground floor comprises an entrance hall, living room with a bay window, a dining room with stairs leading to the first floor, and an opening to a well-equipped kitchen with ample storage and work surface space, fitted bathroom completes the ground floor accommodation. The first floor includes a landing, three generously sized bedrooms, and a fitted shower room.

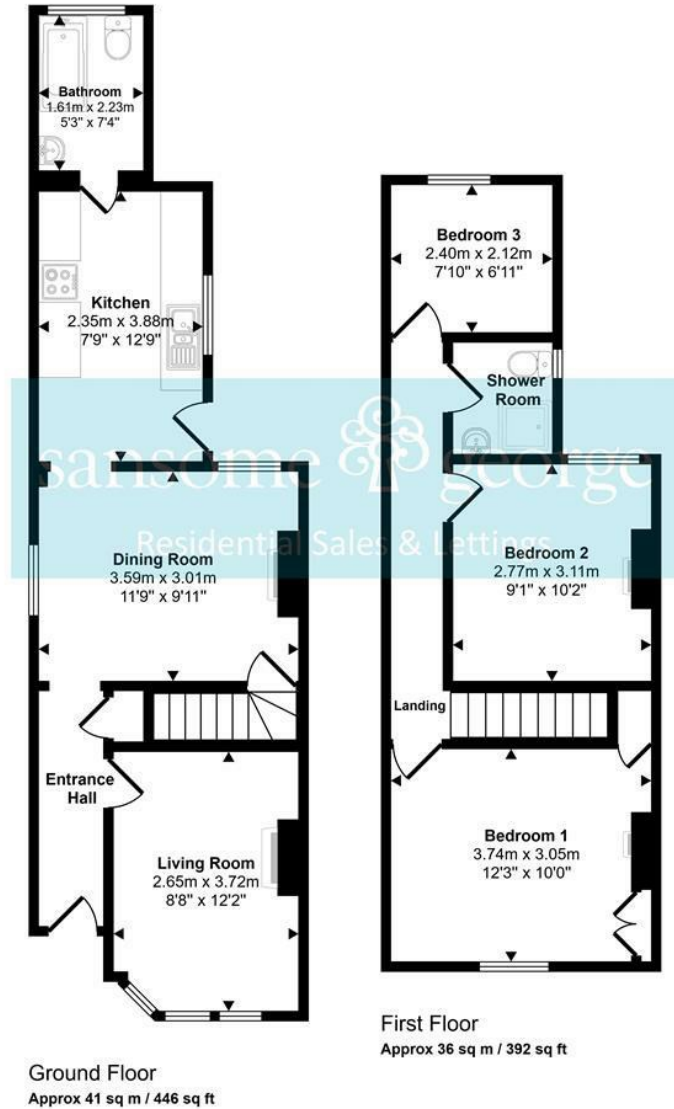
Additional benefits include UPVC double glazing and gas radiator central heating. Externally, the property features a fully enclosed rear garden, gated side access, a patio area, and a shingle section with various plants and shrubs bordering the space.

For more information or to arrange a viewing at your earliest convenience, please contact Sansome & George Estate Agents.

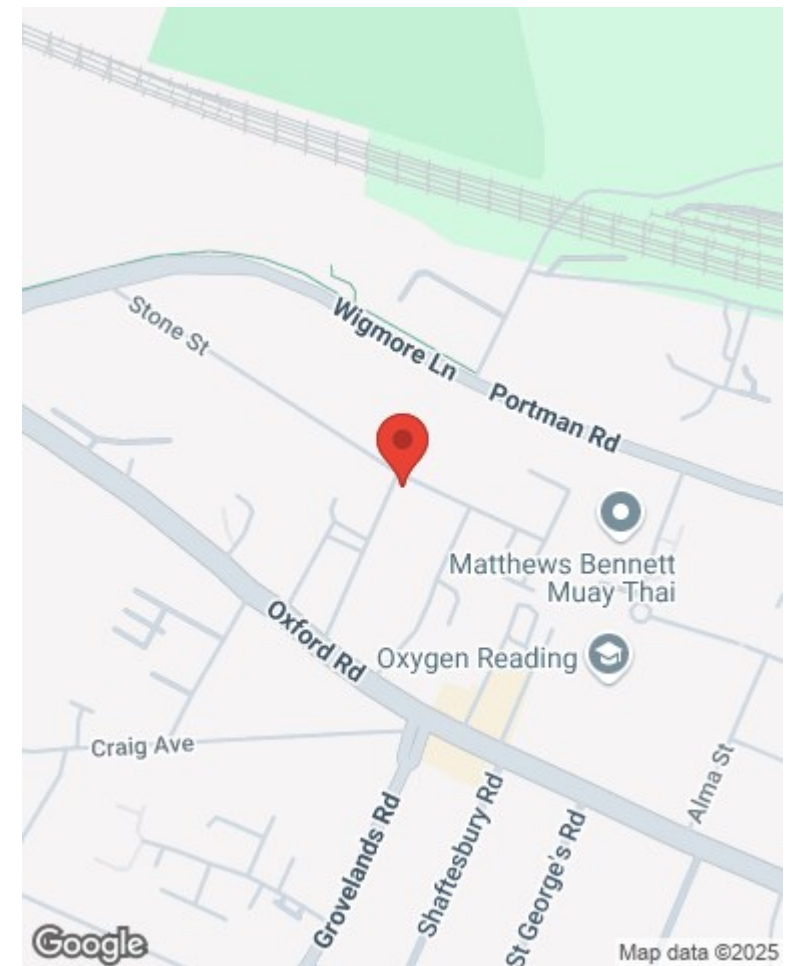
Reading Borough Council - Band B



Approx Gross Internal Area
78 sq m / 838 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 | | 84 |
| (81-91) B | | |
| (69-80) C | | 57 |
| (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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