



sansome & george

1 Dee Road, Tilehurst, Reading, RG30 4AR
Guide Price £325,000 Freehold

sansome & george
Residential Sales & Lettings

- No Onward Chain Complications
- Popular Residential Location
- Dual Aspect Living Room With Garden Access
- Driveway Parking And Garage With Light And Power
- Minutes From Meadway Precinct And Prospect Park
- Three Well-Proportioned Bedrooms
- In Need Of Modernisation Throughout
- Kitchen With Ample Storage And Work Surfaces
- Fully Enclosed Landscaped Rear Garden
- Excellent Road And Public Transport Links

In need of modernisation throughout and offered to the market with no onward chain complications, this three-bedroom end-terrace home is situated in a popular residential area. The A4 Bath Road, linking Reading town centre and Junction 12 of the M4 motorway (each approximately three miles away), is just a minute's drive. The Meadway precinct — offering a supermarket, 24-hour gym, and various convenience stores — along with Prospect Park, reputable schools, and frequent bus services are all within a few minutes' walk.

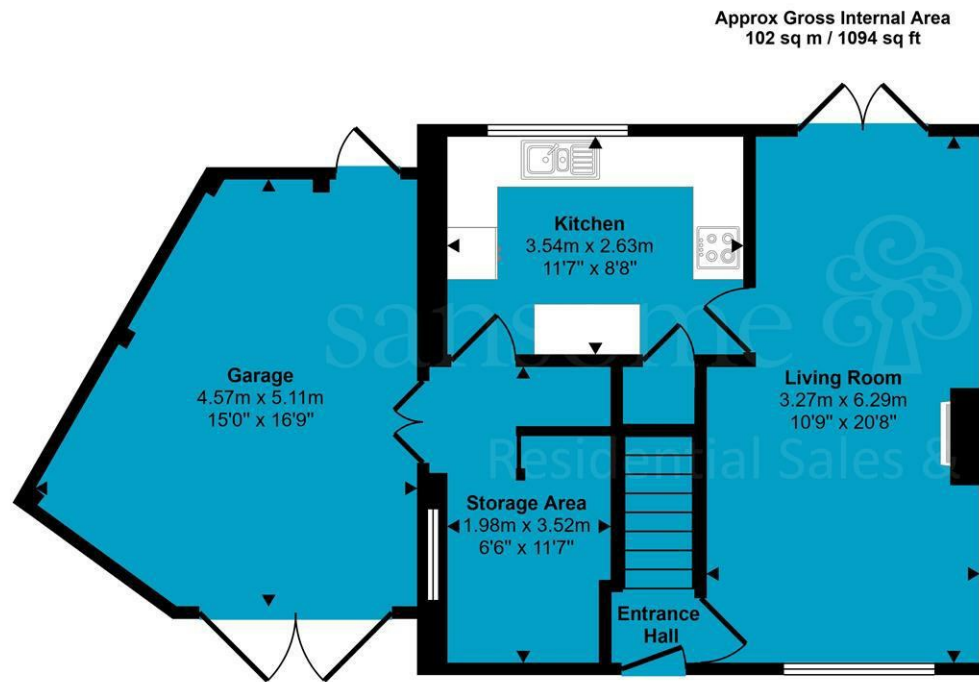
The accommodation comprises an entrance hall with stairs rising to the first floor, a dual-aspect living room with UPVC doors leading to the fully enclosed rear garden, a kitchen with ample storage cupboards and generous work surface space, plus a useful understairs cupboard. There is also a storage area providing internal access to the garage. On the first floor, there are three well-proportioned bedrooms served by a shower room. Further benefits include gas radiator central heating and UPVC double glazing.

Externally, the property offers a landscaped rear garden, mainly laid to lawn and fully enclosed. To the front, there is driveway parking and access to a garage with light, power, and double doors.

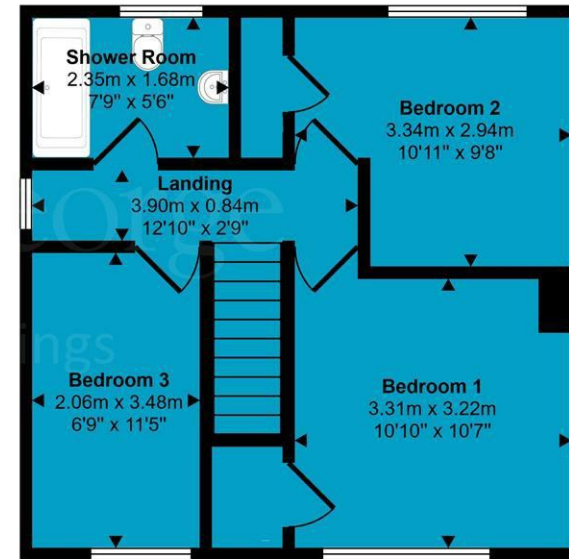
Please contact sole selling agents Sansome & George for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C





Ground Floor
Approx 61 sq m / 653 sq ft



First Floor
Approx 41 sq m / 440 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		
		79
	53	
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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