



**33 Newbery Close, Tilehurst, Reading, RG31 6JN**  
**Offers In Excess Of £350,000 Freehold**

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Residential Sales & Lettings

- 3 Bedroom House
- Quiet Cul De Sac Location
- Living Room
- Shower Room
- Gas Fired Central Heating

- No Onward Chain
- Garage In Block
- Kitchen With Integrated Appliances
- South Facing Garden
- UPVC Double Glazing

Offered to the market with no onward chain, this well-presented mid-terrace home is ideally positioned within a quiet and convenient cul-de-sac in the heart of Tilehurst Village, directly opposite Arthur Newbery Park.

Tilehurst Train Station is approximately a 20-minute walk (0.8 miles) and provides direct services to London Paddington, Oxford, Didcot and Reading, while regular bus services into Reading town centre are just moments away. Tilehurst village centre, with its variety of shops, cafés, pubs and amenities, is also close at hand. The property further benefits from being within desirable primary and secondary school catchment areas.

The home has been well maintained throughout and is approached via a front garden with steps leading to a paved entrance area and front door opening into the entrance hall. This leads to the front-aspect living room, featuring a coal-effect fireplace and double doors opening into the kitchen.

The re-fitted kitchen spans the rear of the property and offers generous worktop space, excellent storage and a range of integrated appliances. A door provides direct access to the rear garden. Stairs rise to the first floor where a central landing, with built-in airing cupboard, gives access to three bedrooms, all benefiting from built-in storage, and a rear-aspect tiled shower room with large shower enclosure.

Externally, the south-facing rear garden measures approximately 30 feet in length and is enclosed by wooden fencing. The garden features a paved patio area, lawn, planted shrub borders and a greenhouse, with the added benefit of rear access leading to a nearby garage block.

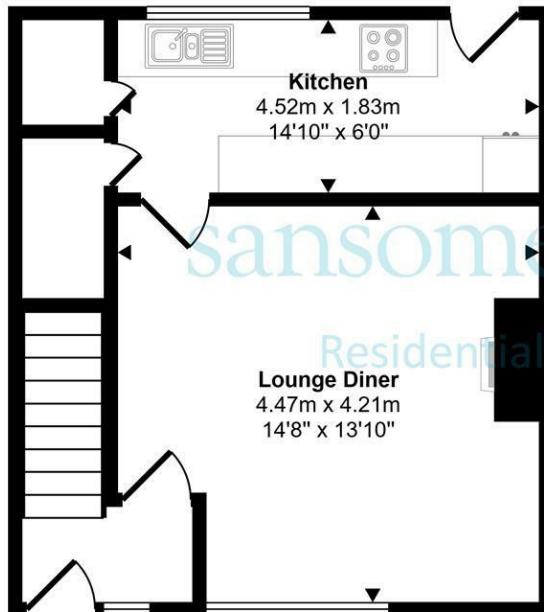
This much-loved home is available with no onward chain. Viewing is highly recommended.

For further information or to arrange an appointment, please contact Sansome & George Estate Agents.

Council Tax: Reading Borough Council – Band C



Approx Gross Internal Area  
68 sq m / 731 sq ft



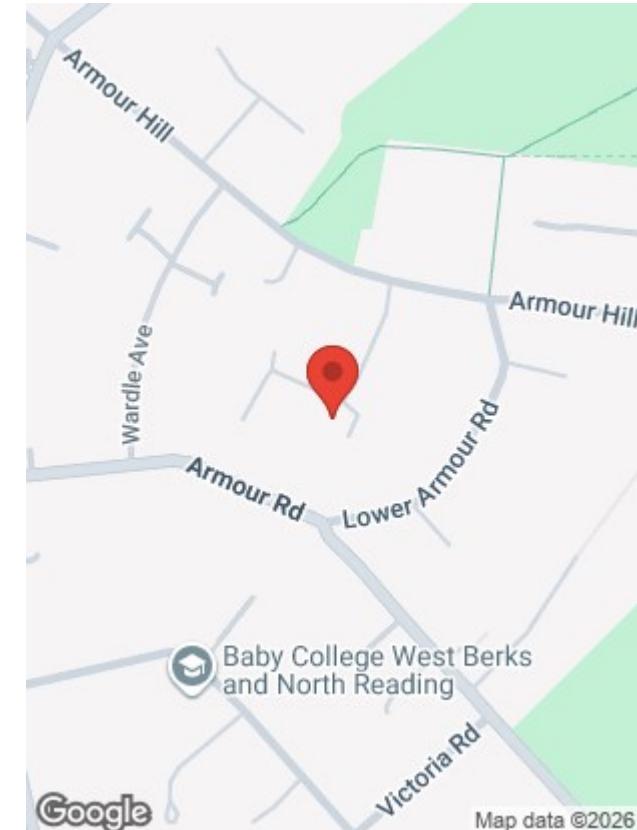
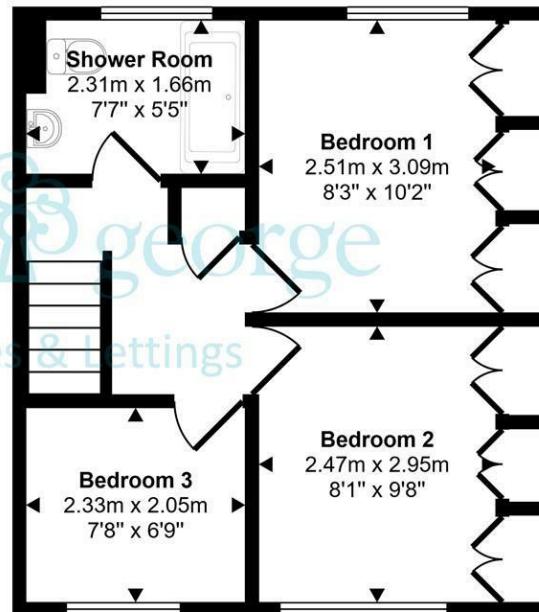
### Ground Floor

Approx 34 sq m / 367 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.

### First Floor

Approx 34 sq m / 364 sq ft



#### 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		
EU Directive 2002/91/EC		
England & Wales		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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#### Misrepresentation and Misdescriptions Acts

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