



40 Poole Close, Tilehurst, Reading, Berkshire, RG30 4LT
Guide Price £325,000 Freehold

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Residential Sales & Lettings

- 3 Bedroom Mid Terrace House
- Single Garage In A Nearby Row
- Kitchen With Ample Storage
- First Floor Shower Room
- Attractive Block Paved Frontage

- No 'Onward Chain' Complications
- Spacious Lounge / Dining Area
- 3 Good Sized Bedrooms with Built In Storage
- Low Maintenance Rear Garden With Gated Rear Access
- Within Easy Reach of Ameneties In Nearby Tilehurst Village

Presented to the market with the added benefit of no 'onward chain' complications, this well-presented three bedroom mid terrace home offers driveway parking to the front and is conveniently located close to a range of local amenities. These include nearby Moorlands or Meadow Park primary schools, convenience stores, regular bus services and a pleasant wooded copse. Tilehurst Village, The Meadway Shopping Precinct and Prospect Park are all within easy reach, while Reading Town Centre and the M4 motorway are approximately 3.5 miles away, making this an ideal location for commuters.

The accommodation comprises an entrance porch leading into a spacious open-plan lounge/dining room, featuring UPVC French doors opening onto the rear garden and stairs rising to the first floor. The kitchen offers a range of eye and base level storage units with ample work surface space, and a UPVC door providing direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, all serviced by a three-piece family bathroom with shower over bath.

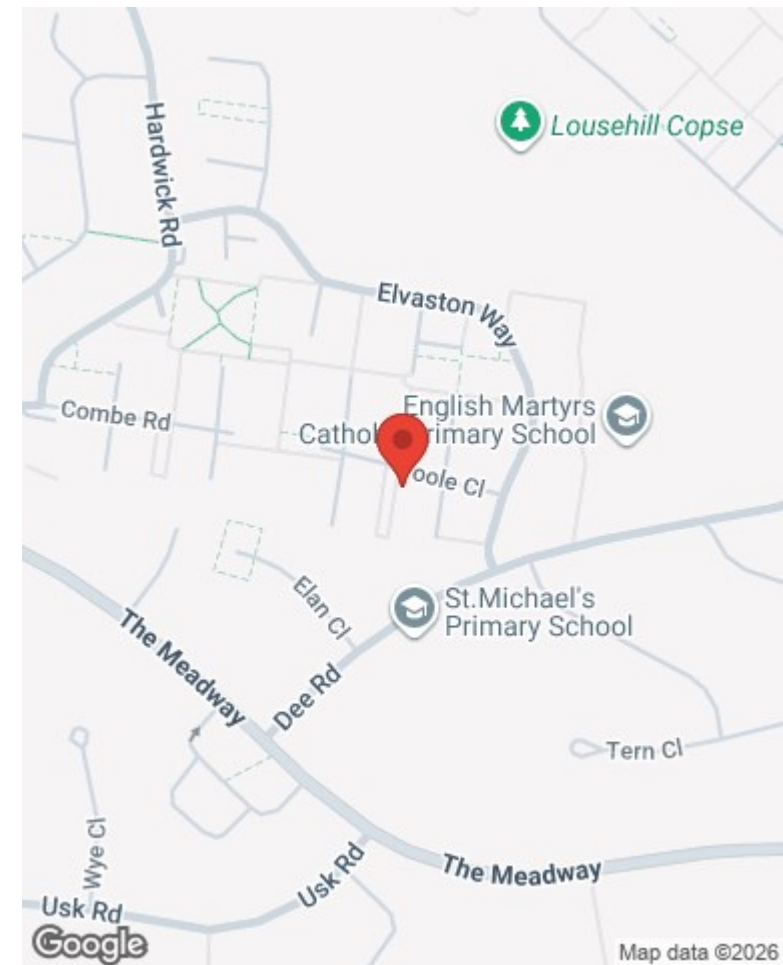
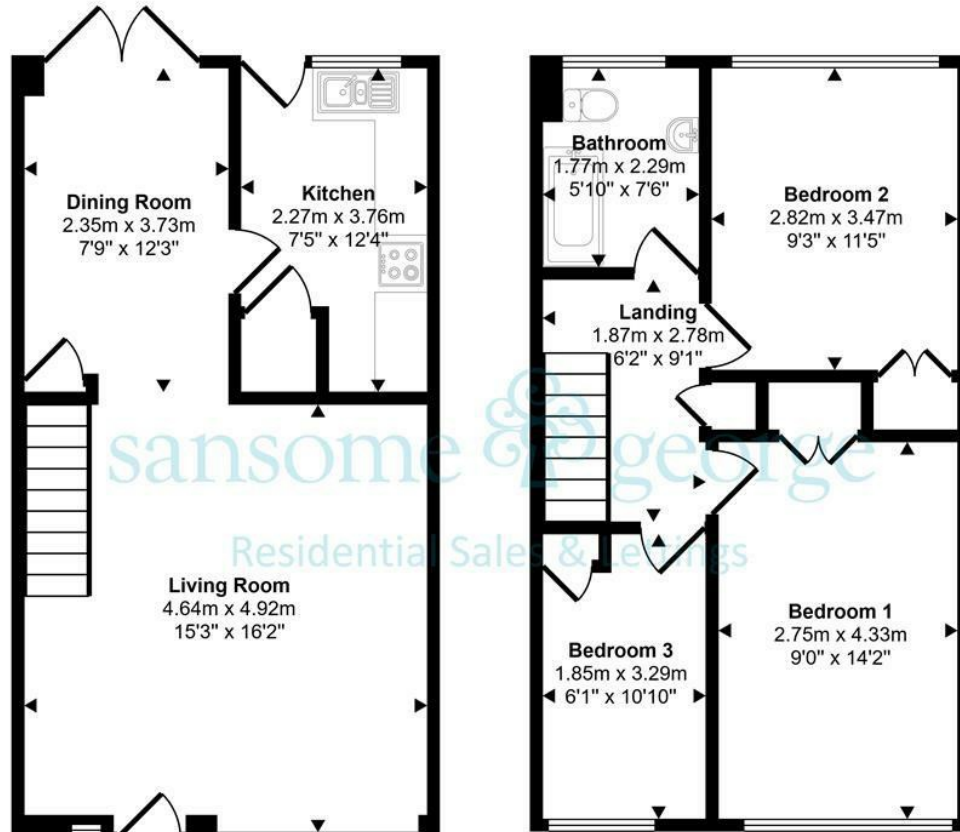
Externally, the property benefits from a fully enclosed, low-maintenance rear garden, incorporating a patio area, shingle section and outbuilding. Gated rear access leads to a garage located in a nearby block and the open plan frontage of the property has been block paved.

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

Reading Borough Council - Band C



Approx Gross Internal Area
86 sq m / 921 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 | 84 |

| 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 | 65 |

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