10 St. Michaels Road, Tilehurst, Reading, RG30 4RP
Guide Price £400,000 Freehold

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Residential Sales & Lettings

- Three Bedroom Semi-detached Home
- Requires Modernisation Throughout
- Good Sized Conservatory
- Good Sized Rear Garden
- Approx. 1,346 Sq Ft Including Garage
- No Onward Chain
- Living Room & Separate Dining Room
- Kitchen & Separate Utility Area
- Driveway & Attached Garage
- Level Walk To Tilehurst Village Centre

Offered to the market with the added advantage of no onward chain and providing excellent scope for modernisation and improvement throughout is this well proportioned three bedroom semi-detached home, ideally positioned within a popular and established residential area of Tilehurst. St Michaels Road is particularly convenient for local amenities, with Tilehurst Village Centre just a few minutes level walk away, providing an excellent range of shops, cafés, services and everyday amenities. Regular bus services, well regarded local schools, Tilehurst railway station and Reading town centre are also readily accessible.

The property offers approximately 1,346 sq ft of accommodation including the garage and represents an excellent opportunity for buyers looking to create a home to their own style and specification. The ground floor accommodation comprises an entrance hall, front aspect living room, separate dining room and fitted kitchen. The dining room leads through to a good sized conservatory overlooking the rear garden, while a useful utility area provides further practical space and access to the attached garage. On the first floor are three bedrooms, including a good sized main bedroom with fitted wardrobes, together with a family bathroom.

Outside, the property benefits from driveway parking to the front providing access to the attached garage. To the rear is a good sized established garden, predominantly laid to lawn with mature planting, shrubs, patio areas and pathways, providing an attractive outside space with considerable potential.

With its generous accommodation, convenient Tilehurst location and opportunity for improvement, an internal viewing is highly recommended.

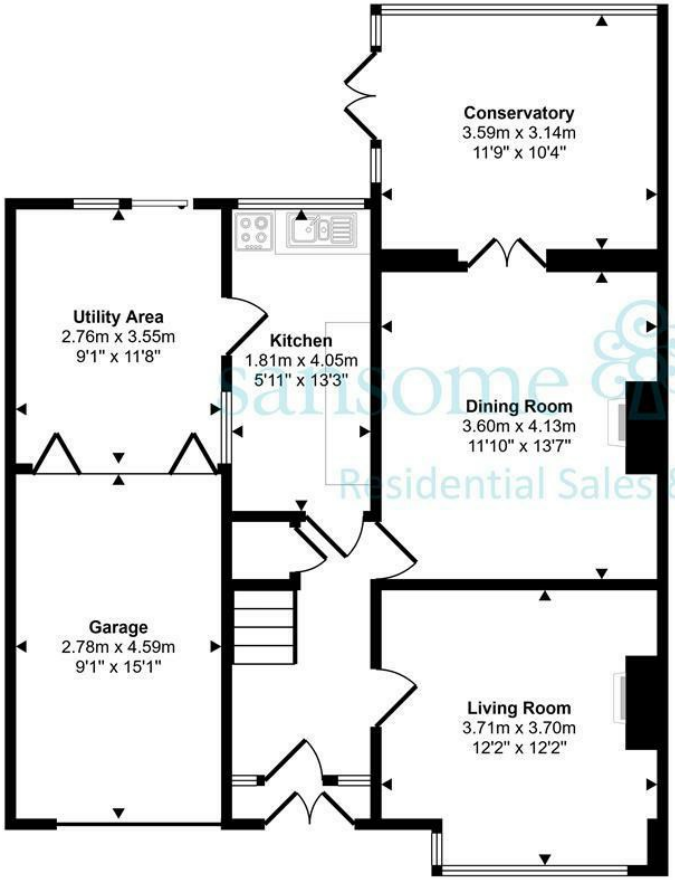
Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

Council Tax - Band D - Reading Borough Council

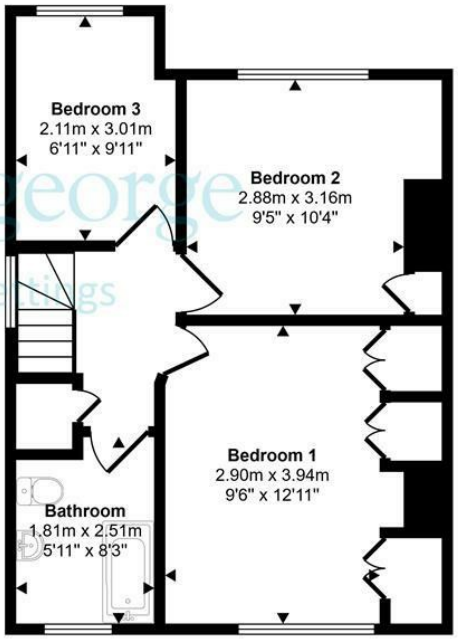
Purchasers Note:
Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.

Approx Gross Internal Area
125 sq m / 1346 sq ft

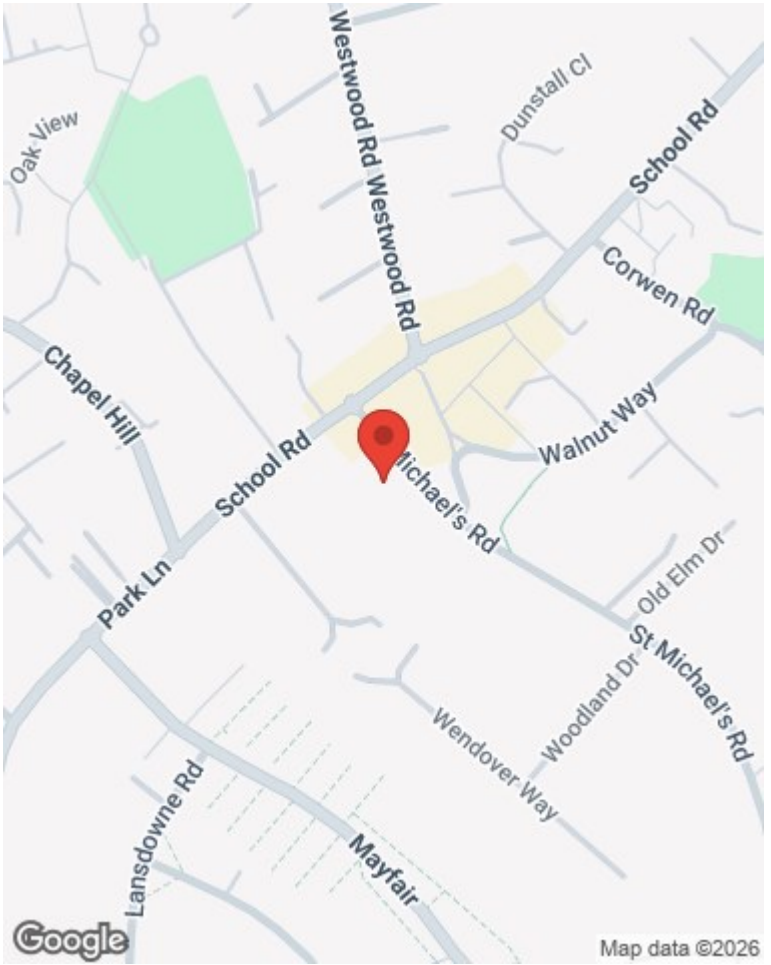


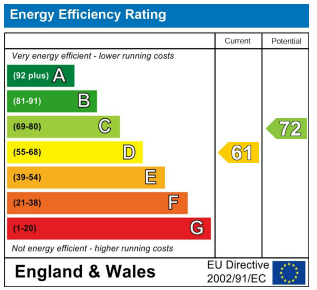
Ground Floor
Approx 82 sq m / 881 sq ft

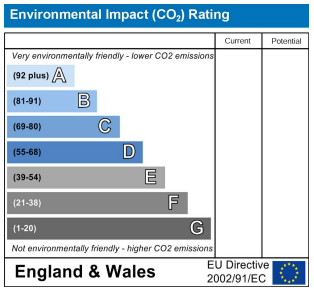


First Floor
Approx 43 sq m / 464 sq ft

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.







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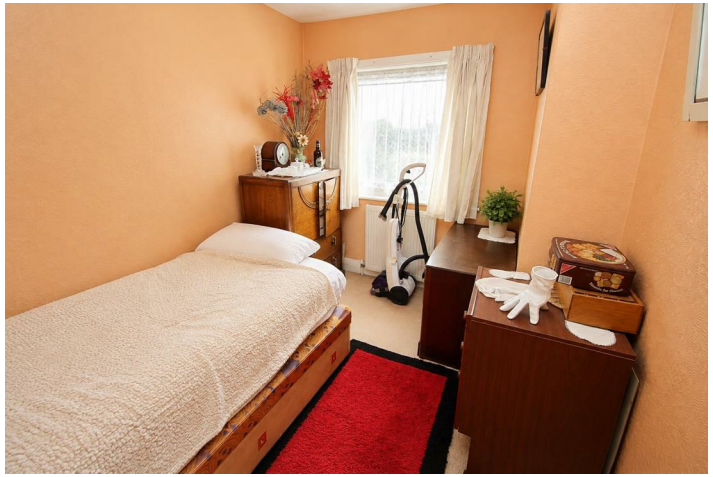

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