



**19 Thornton Mews, Reading, RG30 1LW**  
**Offers In Excess Of £300,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Mid Terrace House
- Off Road Parking To The Rear
- Entrance Hall With Staircase
- Living Room
- Re-fitted Bathroom

- Traffic Free Walkway Position
- Within Minutes Walk To Amenities
- Modern Fitted Kitchen
- 2 Double Bedrooms
- Low Maintenance Landscaped Rear Garden

This popular modern terrace house is ideally situated on a traffic free walkway position within close proximity of all amenities to include several regular bus services, gyms, green spaces and a range of shops to include Tesco Extra supermarket. Reading Town Centre is approximately 2 miles and both Reading West or Tilehurst Train Stations are each circa 1 mile.

With an allocated off road parking space behind, the front door is approached via a lawned frontage with path leading to covered open porch over the front door which opens to the entrance hall. From the entrance hall, stairs rise to the first floor, a door leads to the living room and an opening leads to the front aspect fitted kitchen which includes integrated oven and hob. The spacious living room has under stairs storage, rear aspect window and door to rear garden. On the first floor, the central landing services 2 separate double bedrooms and a separate fully tiled re-fitted bathroom with white suite including shower over bath and a heated towel rail.

Outside, the garden to the rear of the property is enclosed by wooden fencing with a secure gate leading to the allocated parking bay behind. A paved patio area sits under a practical covered lean to and adjoins an area of artificial lawn with timber garden shed at the bottom.

Complemented by UPVC double glazing and gas fired central heating to radiators, this sought after home would make an ideal home or sound investment purchase.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C

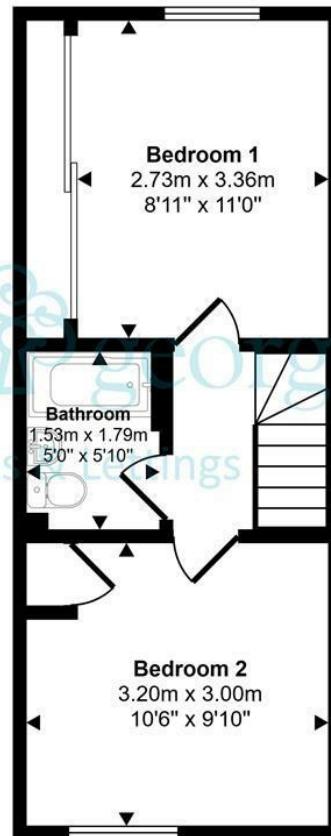


Approx Gross Internal Area  
55 sq m / 594 sq ft



Ground Floor

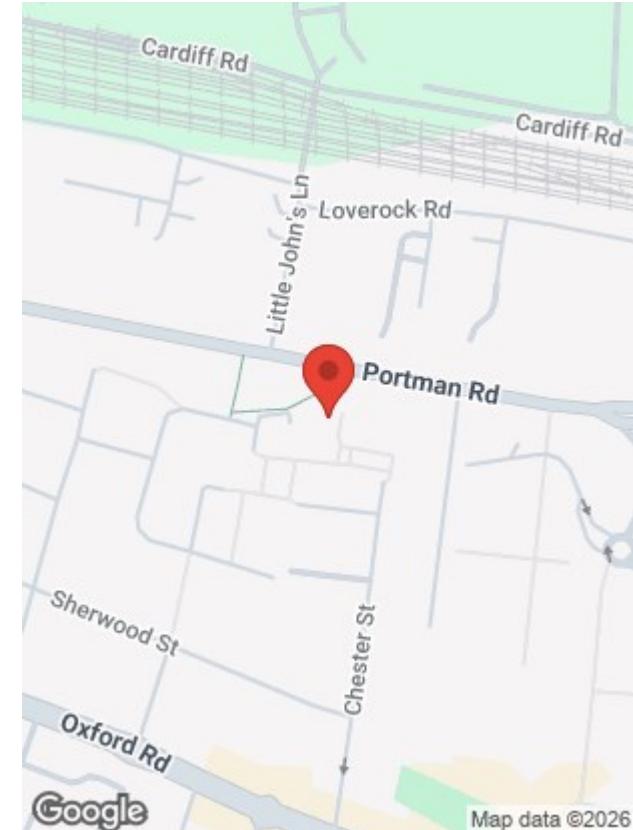
Approx 28 sq m / 298 sq ft



First Floor

Approx 27 sq m / 296 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

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		
England & Wales		EU Directive 2002/91/EC

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