



**56 Tidmarsh Street, Reading, RG30 1HX**  
**£325,000 Freehold**

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Residential Sales & Lettings

- Wider Example Of A Victorian End Terrace Home
- Entrance Hall
- Separate Dual Aspect Dining Room With Fireplace
- Ground Floor Bathroom
- Separate First Floor Shower Room

- No 'Onward Chain' Complications
- Living Room With Fireplace & Bay Window
- 12'9" (3.9m) Fitted Kitchen
- 3 Good Sized Separate Bedrooms
- Enclosed Rear Garden With Secluded Side Area With Gate

This attractive Victorian end of terrace house is a wider than usual example and also boasts a wider than average plot to include a secluded area to the side. Offered with the added benefit of no 'Onward Chain', this charming home is presented in good order throughout. Situated in a sought-after road just 2 miles west of Reading Town Centre, and neighboring the suburb of Tilehurst, this properties ideal location is within walking distance of a wide range of local amenities to include several bus services, shops, supermarkets, pubs, restaurants, Battle Library, and a retail park with a 24-hour gym. Both West Reading and Tilehurst train stations, offering services to London Paddington, Oxford, Newbury, and Basingstoke, are each approximately 1 mile away.

Approached via front door under a covered open porch, ground floor accommodation comprises an entrance hall with doors to living room with front aspect bay window, and a separate dual aspect dining room with stairs leading to the first floor. Both reception rooms feature open fireplaces. Accessed from the dining room, a spacious well appointed kitchen features ample storage and work surface space and has a door leading to a ground floor bathroom with white 3 piece suite. On the first floor, a landing services three generously sized bedrooms and a separate side aspect shower room. Bedroom 1 and 2 also feature original fireplaces. Other general notable points include UPVC double glazing, gas fired central heating to radiators via 'combi' boiler, and opportunity to convert the loft space (subject to necessary consents) with many neighboring properties having already done so.

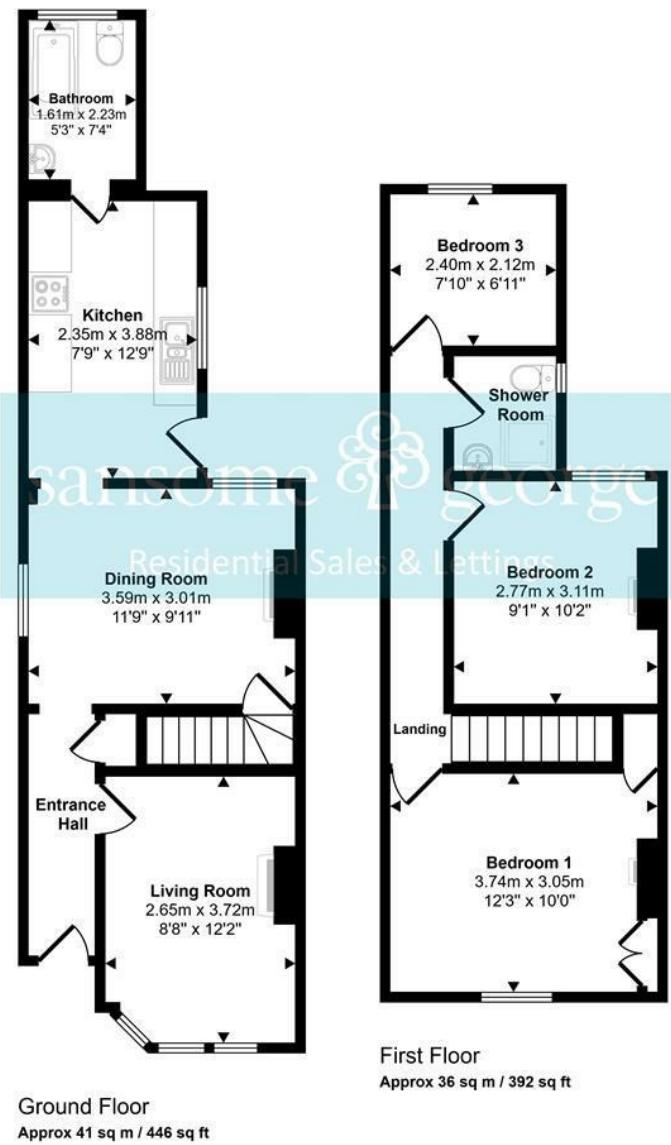
Externally, to the rear of property, a fully enclosed rear garden extends to the side of the property where there is useful gated side access. A paved patio area adjoins a shingle area with various plants and shrubs to the borders.

For more information or to arrange a viewing at your earliest convenience, please contact Sansome & George Estate Agents.

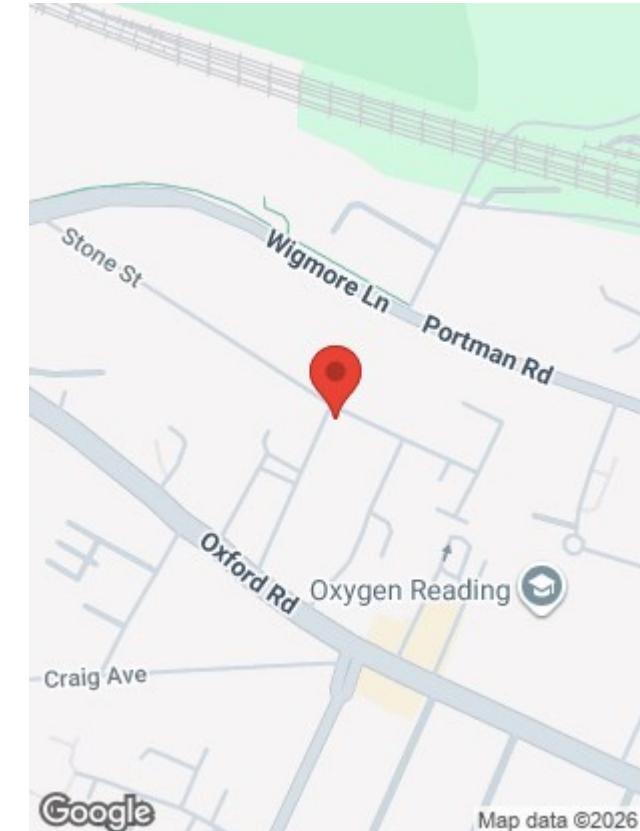
Reading Borough Council - Band B



Approx Gross Internal Area  
78 sq m / 838 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		
84		
57		
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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