



28 Dee Road, Tilehurst, Reading, RG30 4BG
Guide Price £325,000 Freehold

- No Onward Chain
- Popular Residential Location
- Enclosed Landscaped Rear Garden
- Fitted Kitchen With Good Storage
- Close To Shops, Schools, Park And Bus Routes

- Two Double Bedroom Semi Detached Home
- Large Front Lawned Garden
- Light And Airy Dual Aspect Living Room
- Moder Re-Fitted Shower Room
- Easy Access To A4 Bath Road And M4 Junction 12

Offered to the market with the added advantage of no onward chain, this two bedroom semi detached home is situated in a popular residential area. The A4 Bath Road, linking Reading town centre and Junction 12 of the M4 motorway (each approximately three miles away), is just a minutes drive. The Meadway Precinct, offering a supermarket, 24 hour gym and various convenience stores, along with Prospect Park, reputable schools and frequent bus services, are all within a few minutes walk.

The accommodation comprises an entrance hall with stairs rising to the first floor, a light and airy dual aspect living room and a fitted kitchen with ample storage cupboards and generous work surface space, plus a useful understairs cupboard and a door leading to the rear garden. On the first floor there are two well proportioned bedrooms, with the main bedroom enjoying dual aspect windows. Both bedrooms are served by a modern refitted shower room.

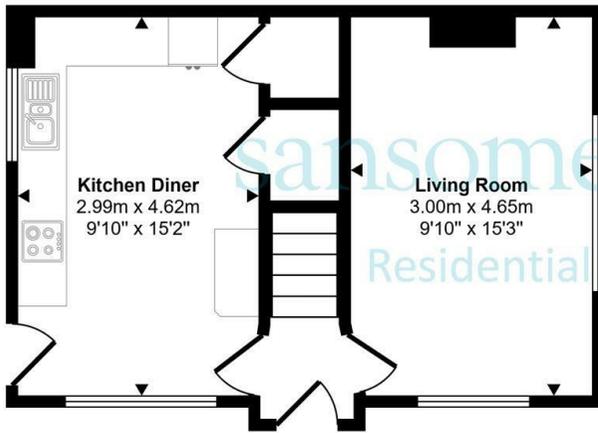
Externally, the property offers a fully enclosed and landscaped rear garden, mainly laid to lawn with a variety of plants and shrubs to the borders, a patio area and two useful outbuildings ideal for storage. To the front, the home benefits from a large lawned garden with mature plants and shrubs creating an attractive approach.

Please contact sole selling agents Sansome and George for more information or to arrange a viewing appointment at your earliest convenience.

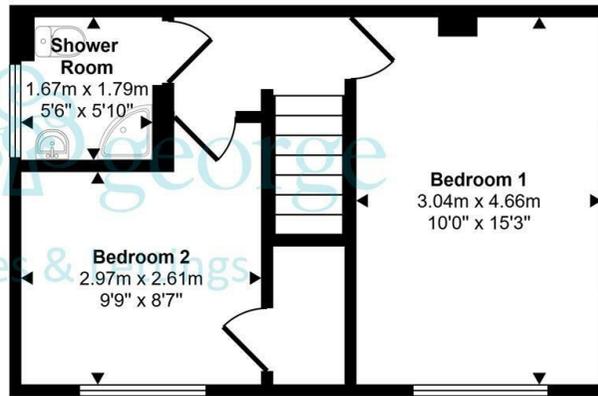
Reading Borough Council Band C



Approx Gross Internal Area
67 sq m / 717 sq ft

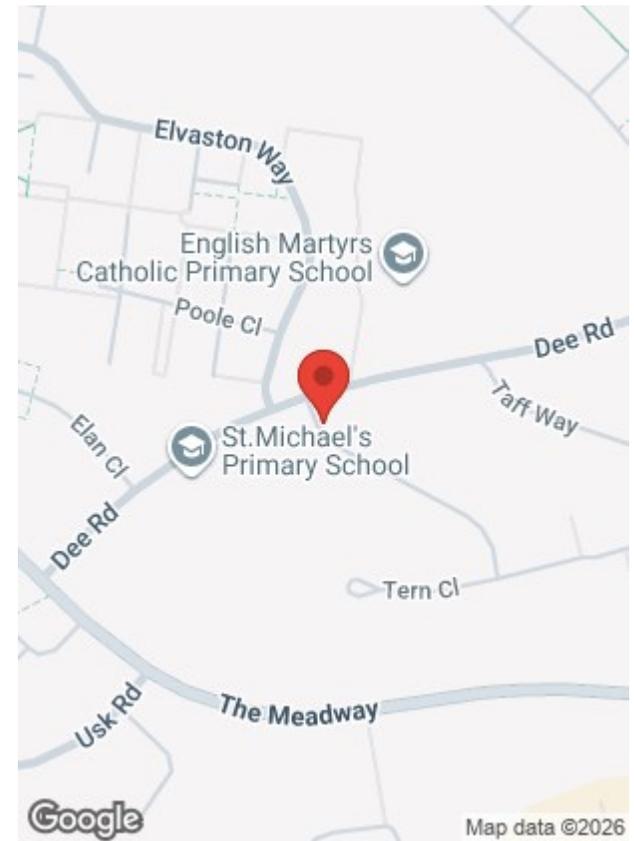


Ground Floor
Approx 33 sq m / 359 sq ft



First Floor
Approx 33 sq m / 358 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	67	England & Wales
		77	EU Directive 2002/91/EC

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