



**67a Victoria Road, Tilehurst, Berkshire, RG31 5AB**  
**£385,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- Immaculately Presented 2 Bedroom Detached Bungalow
  - Modern Shower Room
  - UPVC Double Glazing
  - Side Garden With Shed & Greenhouse
  - Walk to Tilehurst Village
- Open Plan Hall/Kitchen/Living Room
  - Underfloor Heating
  - Sizeable Front Garden
  - Driveway Parking
  - Located In A Traffic -Free Non Estate Position

An individual two bedroom detached Bungalow located in a secluded traffic-free position. Tilehurst village consisting of a wealth of local independent shops and businesses, frequent bus services to and from Reading town centre, along with a doctors surgery are all minutes away. The property is approached via a shared lane with one other property.

This fine home comprises open plan entrance hall, modern kitchen and living area, with featuring high vaulted ceilings with skylight windows. In addition, there are two double bedrooms and a contemporary shower room.

The property has the added advantage of UPVC double glazed windows and underfloor heating.

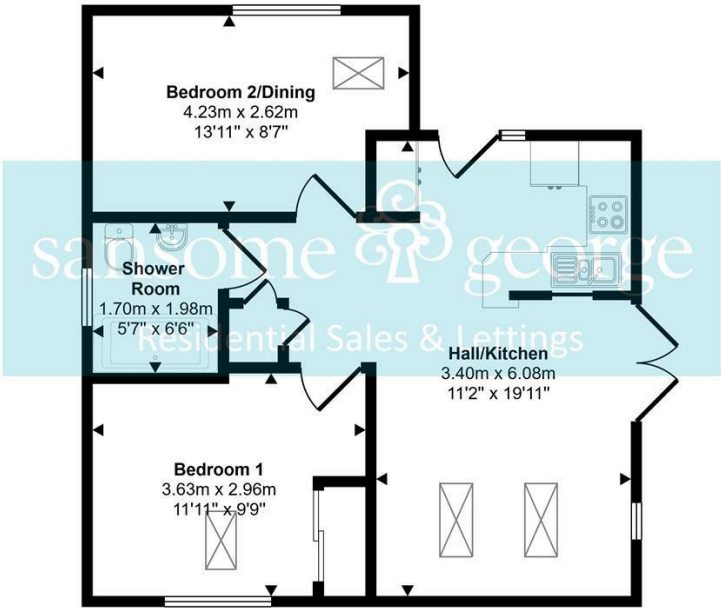
The side garden offers a raised sleeper bed, greenhouse and a timber garden shed. The front is a generous garden mainly laid to lawn, leading to a driveway area which is fully enclosed with gates.

Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax Band B - Reading Borough Council.

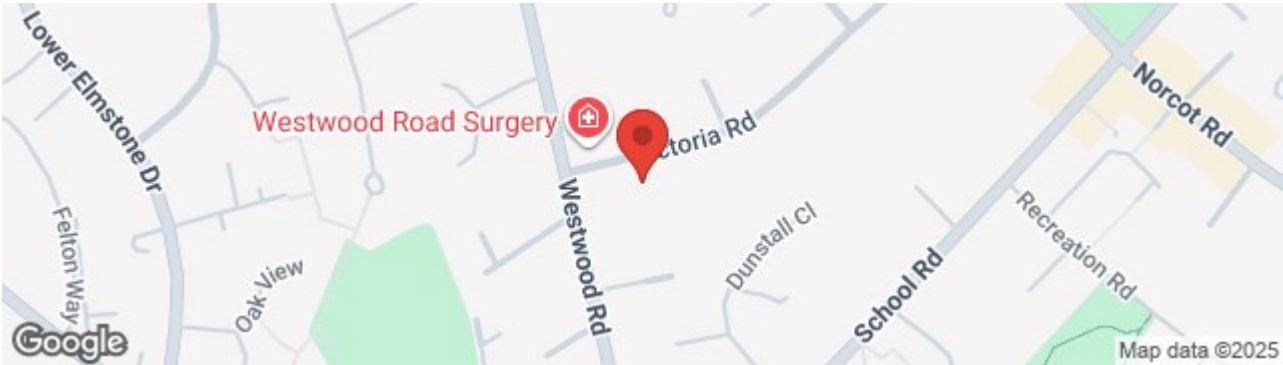


Approx Gross Internal Area  
51 sq m / 546 sq ft



Floorplan

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		94
(81-91) B		80
(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	

Misrepresentation and Misdescriptions Acts  
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