



5 Tigel Mews Norcot Road, Tilehurst, Reading, Berkshire, RG30 6BR
Guide Price £260,000 Freehold

sansome & george
Residential Sales & Lettings

- Well Presented 2 Bedroom Mid Terrace Home
- Front Aspect Living Room
- Downstairs WC
- Allocated Parking
- UPVC Double Glazed Windows

- No Onward Chain
- Fitted Kitchen
- Modern Family Bathroom
- Great Central Tilehurst Location
- Gas Fired Central Heating

Offered to the market with no onward chain is this well presented two bedroom mid terrace home with allocated parking located within the heart of Central Tilehurst.

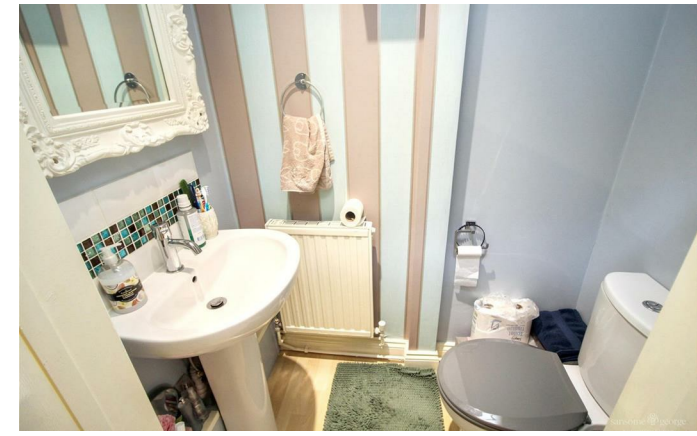
The Tilehurst Triangle is only a minutes level walk away offering local amenities, shops, popular restaurants, cafe's as well as highly regarded primary and secondary schools. The property is conveniently placed on the number 17 bus route and Tilehurst train station is also located close by with regular links to London Paddington and Oxford. The very local outdoor spaces include Victoria Recreation ground and Arthur Newbery Park.

Spacious accommodation consists of an entrance hall, front aspect living room, fitted kitchen, downstairs WC, two double bedrooms and a family bathroom.

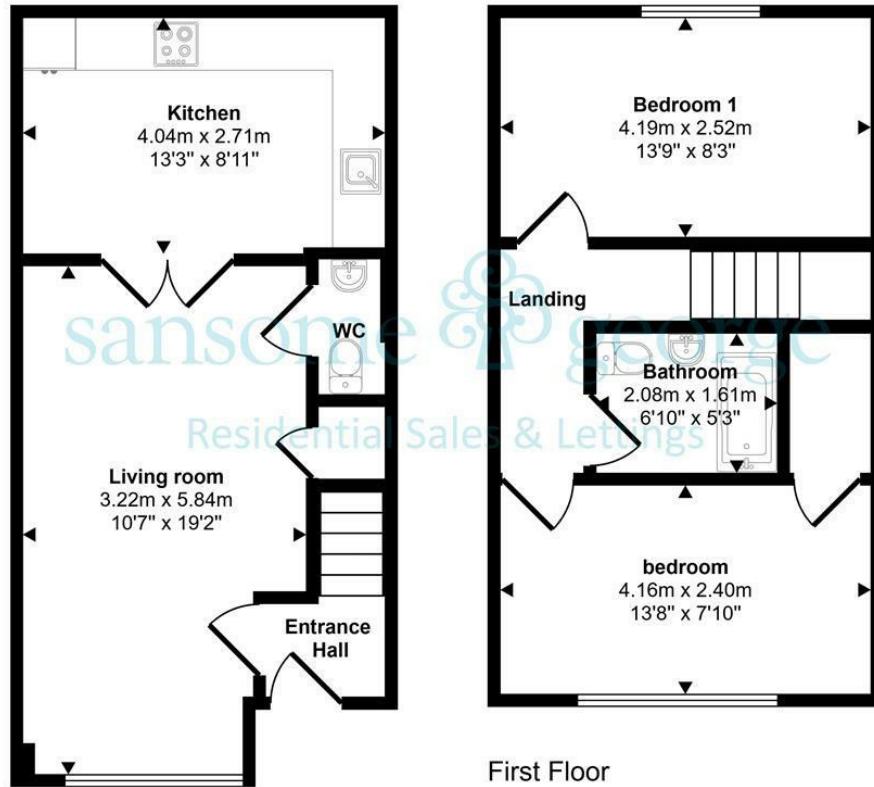
The exterior offers the allocated parking space and visitor spaces.

Please contact Sansome & George Tilehurst Office to arrange an appointment to view.

Council Tax Band C - Reading Borough Council.



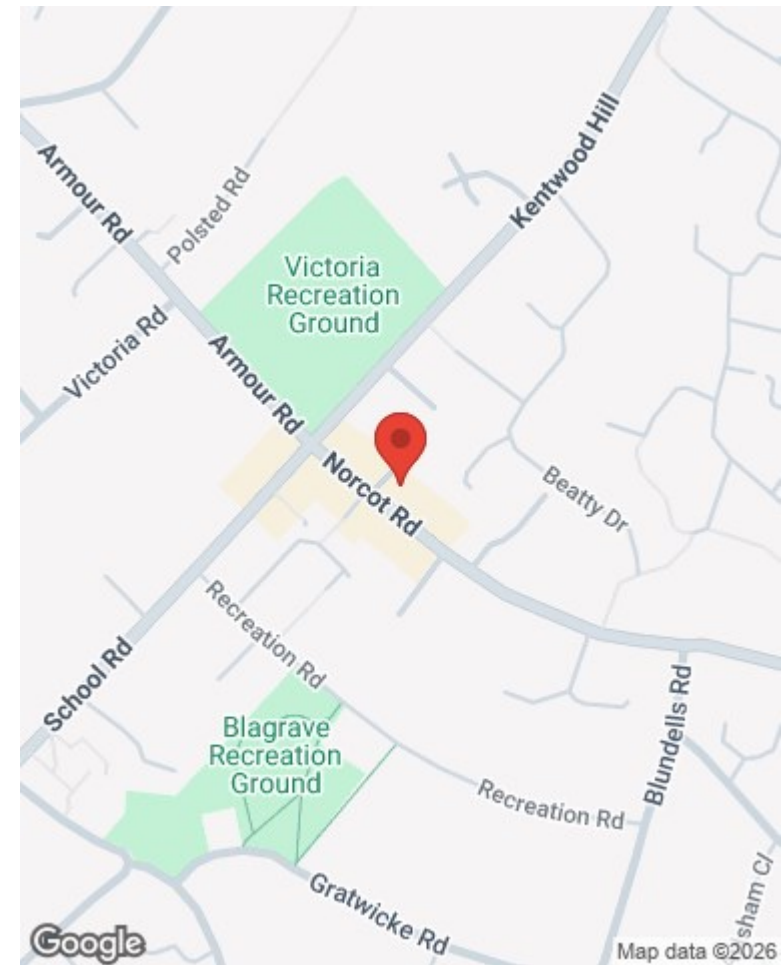
Approx Gross Internal Area
67 sq m / 719 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft

First Floor
Approx 32 sq m / 349 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.

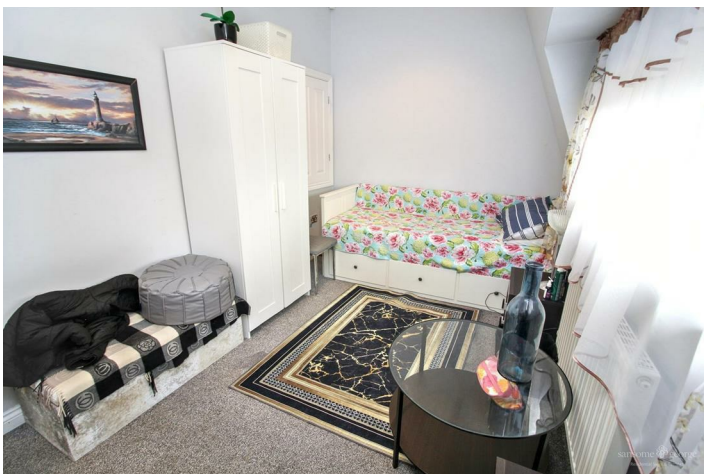
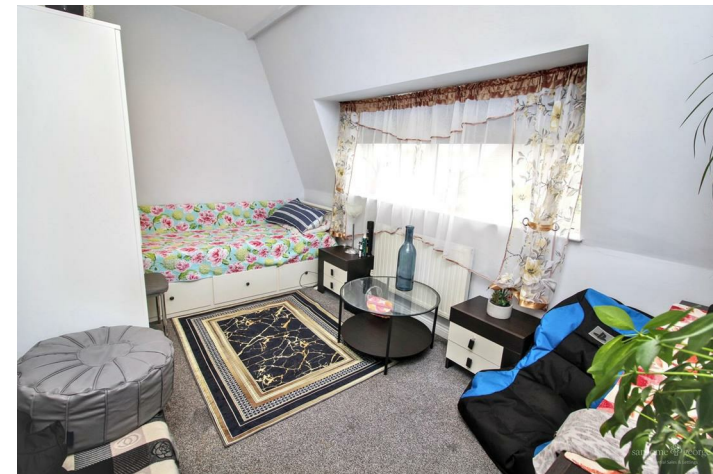


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com