



sansome  george

**18 Kirton Close, Reading, Berkshire, RG30 2NS**  
**Guide Price £375,000 Freehold**

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Residential Sales & Lettings

- Three Bedroom Semi-detached Home
- Rear Aspect Living Room
- Fully Enclosed Rear Garden
- Integral Garage
- UPVC Double Glazing

- Front Aspect Kitchen/Dining Room
- Shower Room With Separate W/C
- Cul-de-sac Location
- Off Road Parking
- Gas Radiator Central Heating

A well presented three bedroom semi-detached home conveniently located in a cul-de-sac on the borders of Tilehurst and West Reading and within walking distance of regular bus services and Prospect Park. Reading Town Centre is easily accessible being 2 miles to the east and Reading West Train Station (Reading, Paddington, Theale, Newbury, Basingstoke) is approximately 1 mile. The M4 Motorway is also within a simple commute of circa 3 miles via the nearby A4 Bath Road.

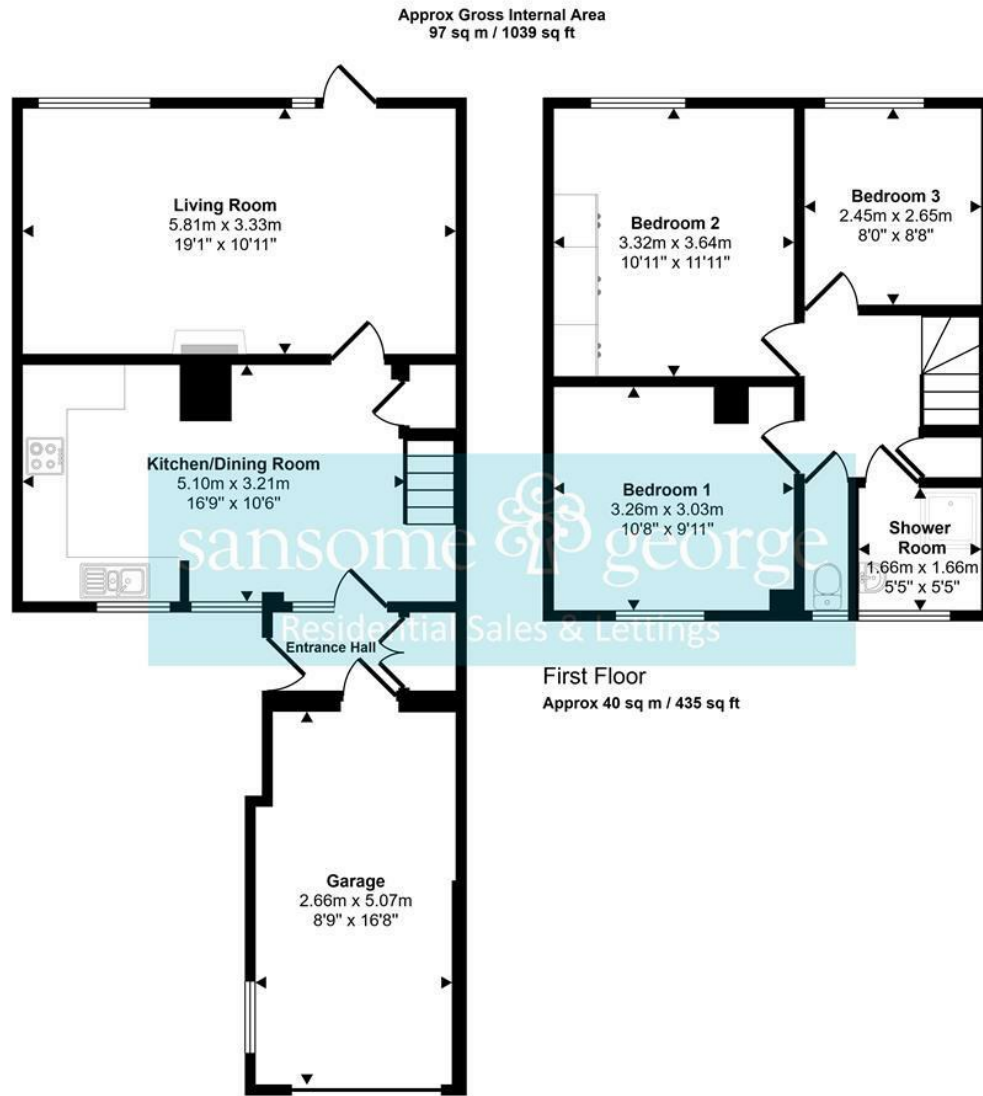
Accommodation comprises of entrance hall with doors to to integral garage and also a front aspect 16' kitchen/breakfast room with stairs rising to the first floor, which in turn leads to a 19' living room spanning the rear of the property with patio doors opening to rear garden, The first floor offers three well proportioned bedrooms, shower room and a separate W/C. Further notable benefits include UPVC double glazing and gas fired central heating to radiators.

Outside, the fully enclosed rear garden is mainly laid to lawn with various plants/shrubs to borders, patio area and gated side access leading to the front where there driveway parking and up and over door to the integral single garage with light, power and side aspect window.

For more information on this fantastic home or to arrange a viewing appointment at your earliest convenience please contact Sansome & George Estate Agents.

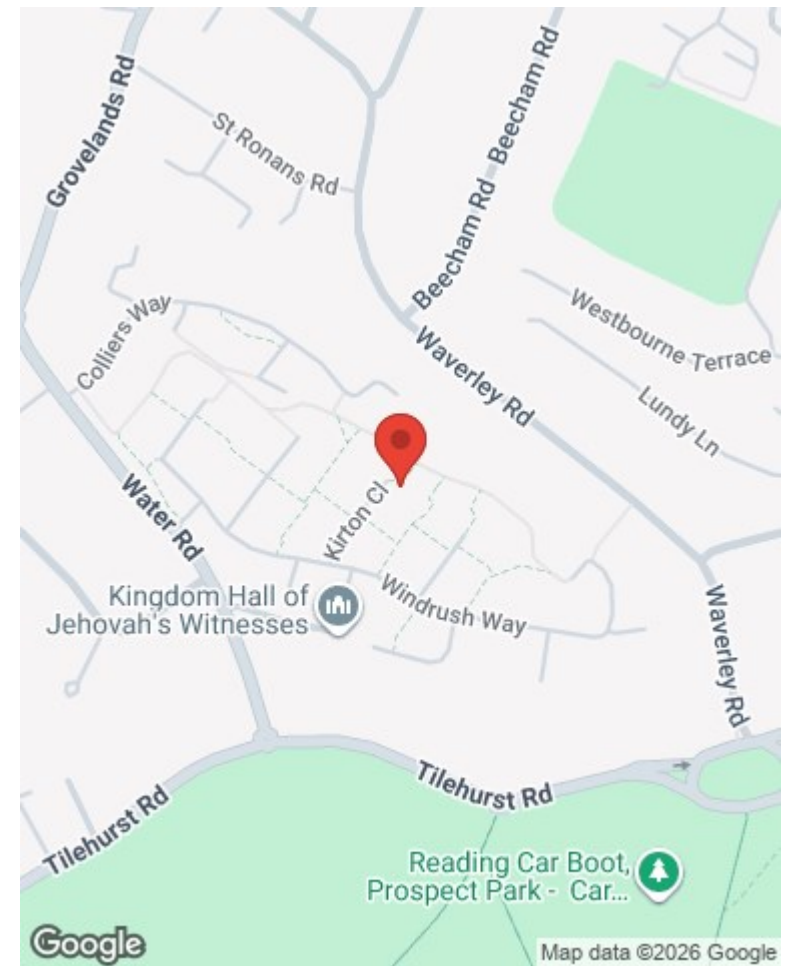
Reading Borough Council - Band C





Ground Floor  
Approx 56 sq m / 604 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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