



**142 Thirlmere Avenue, Tilehurst, Reading, RG30 6XL**  
**Offers In Excess Of £300,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Three Bedroom End of Terrace
- Living Room
- Modern Family Bathroom
- Tiered Back Garden
- Gas Central Heating

- No Onward Chain
- Rear Aspect Kitchen Diner
- Large Front Garden
- Potential for Extension (STPP)
- UPVC Double Glazing

Offered to the market with no onward chain, this much-loved three-bedroom end of terrace home is conveniently located approximately 3.5 miles west of Reading town centre. The property is within a 15-minute walk of Tilehurst train station, providing direct links to Reading Mainline, Paddington, Oxford and Didcot, and is also close to a wide range of local amenities including a 24-hour bus service, schools, Mclroy Park, gyms and shops, including Waitrose supermarket.

The property is approached via steps through the open front garden, leading to a covered porch and front door which opens into the entrance hall. Stairs rise to the first-floor landing and a door opens into the front-aspect living room. From here, a further door leads to the kitchen/diner, which benefits from a comprehensive range of units, appliances and cooker, as well as an under-stairs storage cupboard. A UPVC double-glazed door opens onto a rear patio, with garden shed, which in turn adjoins an enclosed, tiered rear garden, laid mainly to lawn.

To the first floor, the landing provides access to three well-proportioned bedrooms, all served by a rear-aspect tiled bathroom fitted with a modern suite.

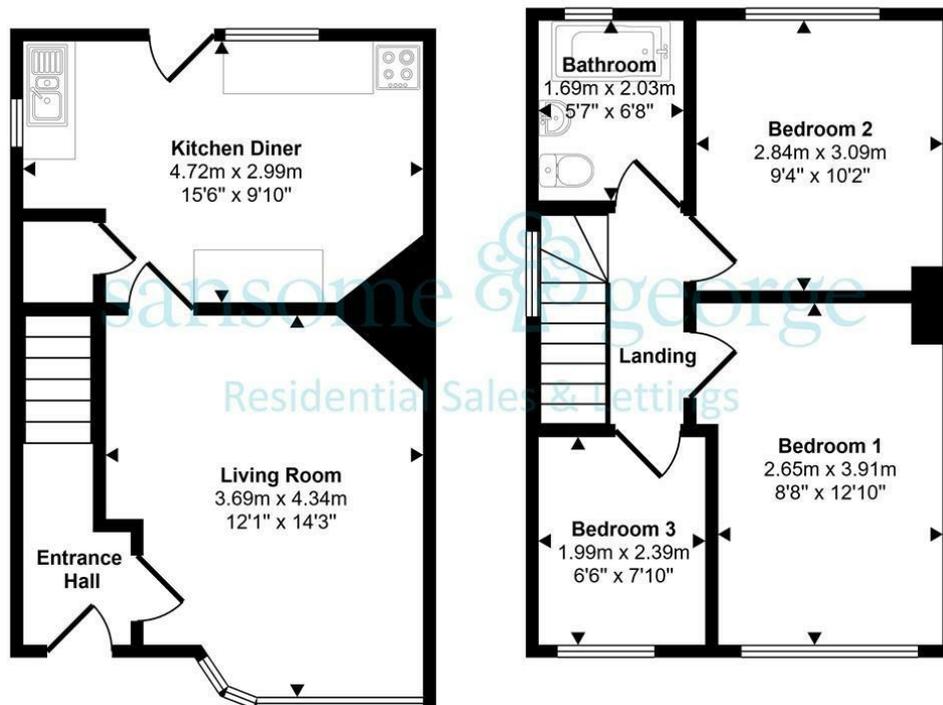
Additional benefits include UPVC double glazing and gas-fired central heating to radiators throughout.

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

Reading Borough Council – Band C



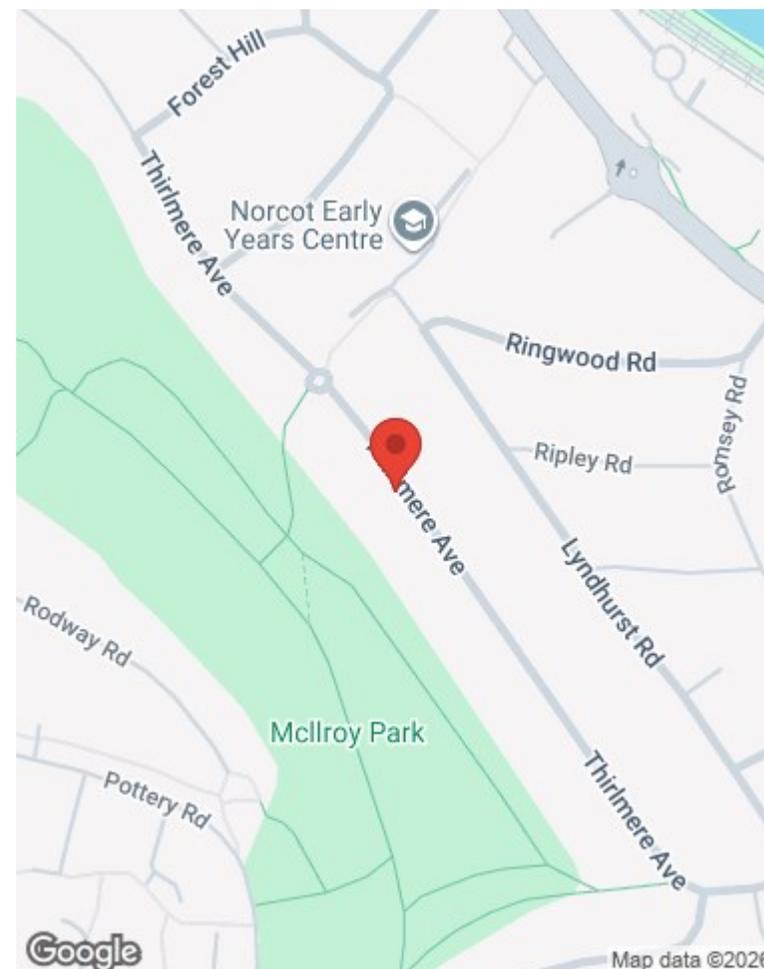
Approx Gross Internal Area  
67 sq m / 726 sq ft



Ground Floor  
Approx 34 sq m / 362 sq ft

First Floor  
Approx 34 sq m / 364 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 <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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