



19 Thornton Mews, Reading, RG30 1LW
Offers In Excess Of £300,000 Freehold

sansome & george
Residential Sales & Lettings

- Mid Terrace House
- Off Road Parking To The Rear
- Entrance Hall With Staircase
- Living Room
- Re-fitted Bathroom

- Traffic Free Walkway Position
- Within Minutes Walk To Amenities
- Modern Fitted Kitchen
- 2 Double Bedrooms
- Low Maintenance Landscaped Rear Garden

This popular modern terrace house is ideally situated on a traffic free walkway position within close proximity of all amenities to include several regular bus services, gyms, green spaces and a range of shops to include Tesco Extra supermarket. Reading Town Centre is approximately 2 miles and both Reading West or Tilehurst Train Stations are each circa 1 mile.

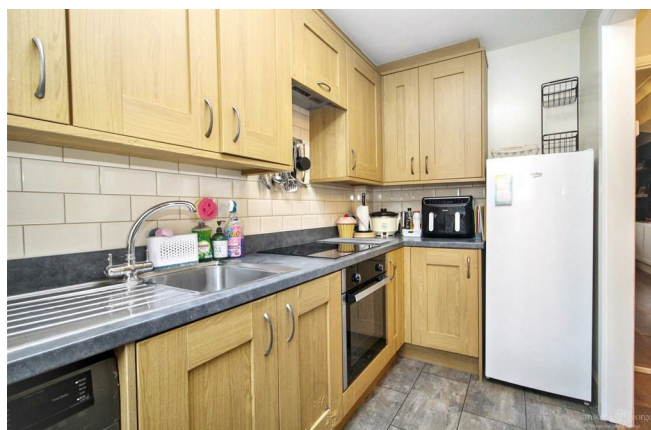
With an allocated off road parking space behind, the front door is approached via a lawned frontage with path leading to covered open porch over the front door which opens to the entrance hall. From the entrance hall, stairs rise to the first floor, a door leads to the living room and an opening leads to the front aspect fitted kitchen which includes integrated oven and hob. The spacious living room has under stairs storage, rear aspect window and door to rear garden. On the first floor, the central landing services 2 separate double bedrooms and a separate fully tiled re-fitted bathroom with white suite including shower over bath and a heated towel rail.

Outside, the garden to the rear of the property is enclosed by wooden fencing with a secure gate leading to the allocated parking bay behind. A paved patio area sits under a practical covered lean to and adjoins an area of artificial lawn with timber garden shed at the bottom.

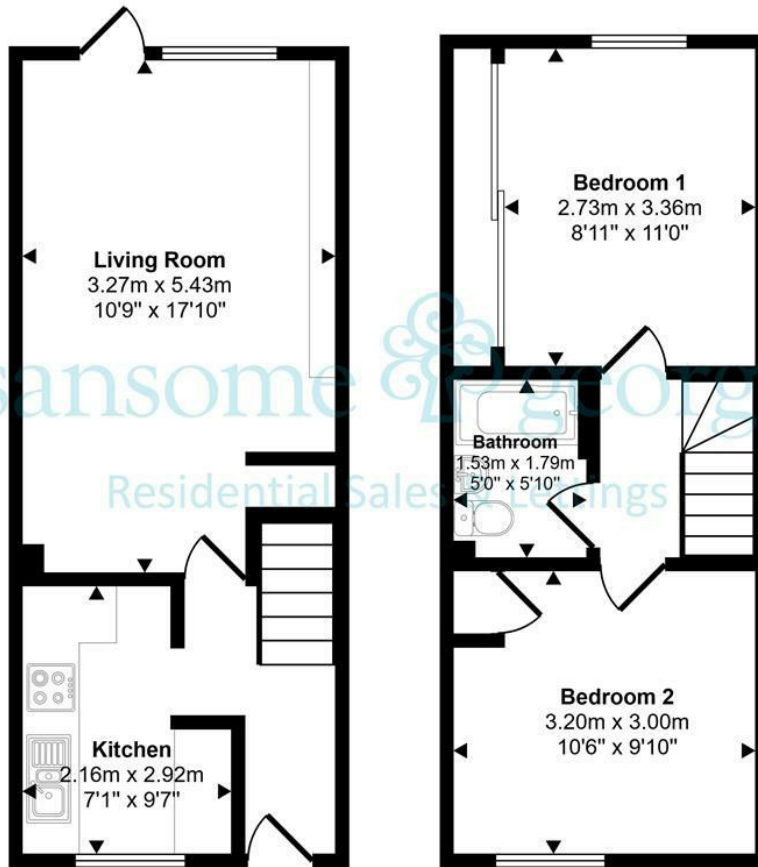
Complemented by UPVC double glazing and gas fired central heating to radiators, this sought after home would make an ideal home or sound investment purchase.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



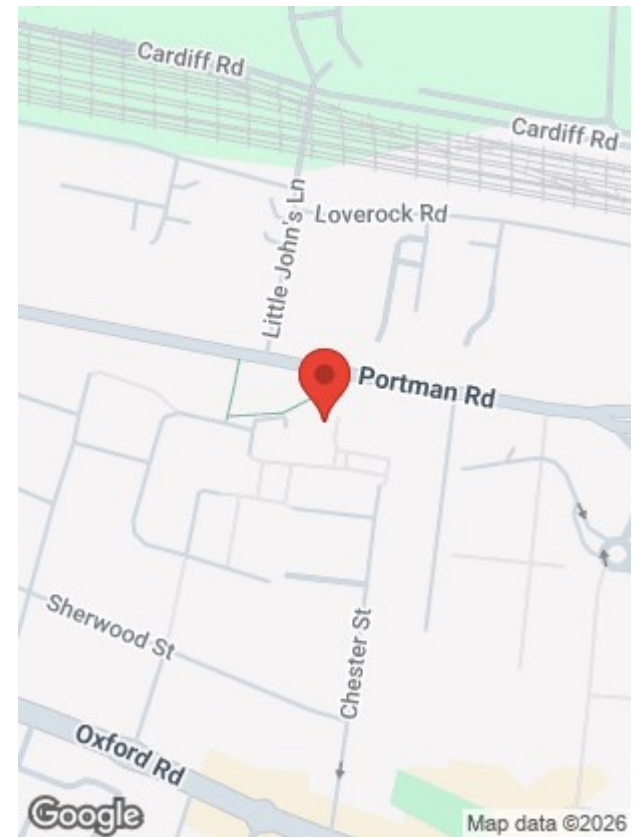
Approx Gross Internal Area
55 sq m / 594 sq ft



Ground Floor
Approx 28 sq m / 298 sq ft

First Floor
Approx 27 sq m / 296 sq ft

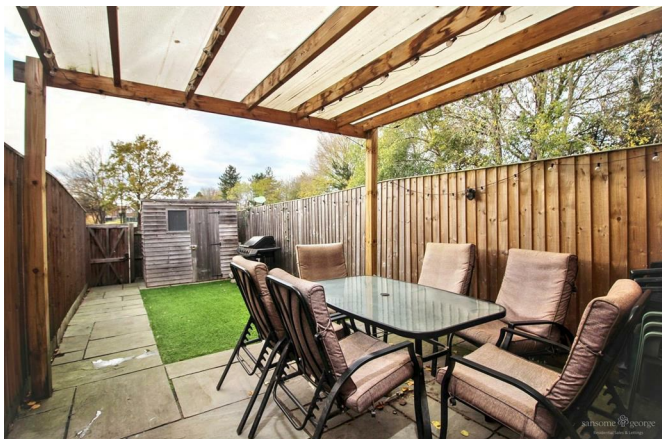
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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		89	(92 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		England & Wales
			EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



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

sansome  george
Residential Sales & Lettings