



28 Vale Crescent, Tilehurst, Reading, Berkshire, RG30 6ED
Guide Price £325,000 Freehold

sansome  george
Residential Sales & Lettings

- Three Bedroom Mid Terrace Home
- Walking Distance To Train Station
- Modern Kitchen Breakfast Room
- Gated Rear Access To Gipsy Lane
- UPVC Double Glazing Throughout

- Elevated Position Near Tilehurst Village
- Spacious 20ft Living Room
- Sliding Doors To Rear Garden
- Landscaped Rear Garden With Decking
- Gas Fired Central Heating

A well presented three-bedroom mid-terrace home situated on an elevated plot within walking distance of Tilehurst Village, offering convenient access to a wide range of local amenities, Tilehurst Train Station, Arthur Newbery Park and regular bus services.

The property is approached via a well-maintained front garden leading to the entrance hall with stairs rising to the first floor. The ground floor accommodation features a modern kitchen/breakfast room alongside a spacious light and airy living room with UPVC French doors opening onto the rear garden, providing an ideal space for both everyday living and entertaining.

To the first floor are three good-sized bedrooms, all serviced by a modern three-piece family bathroom complete with heated towel rail.

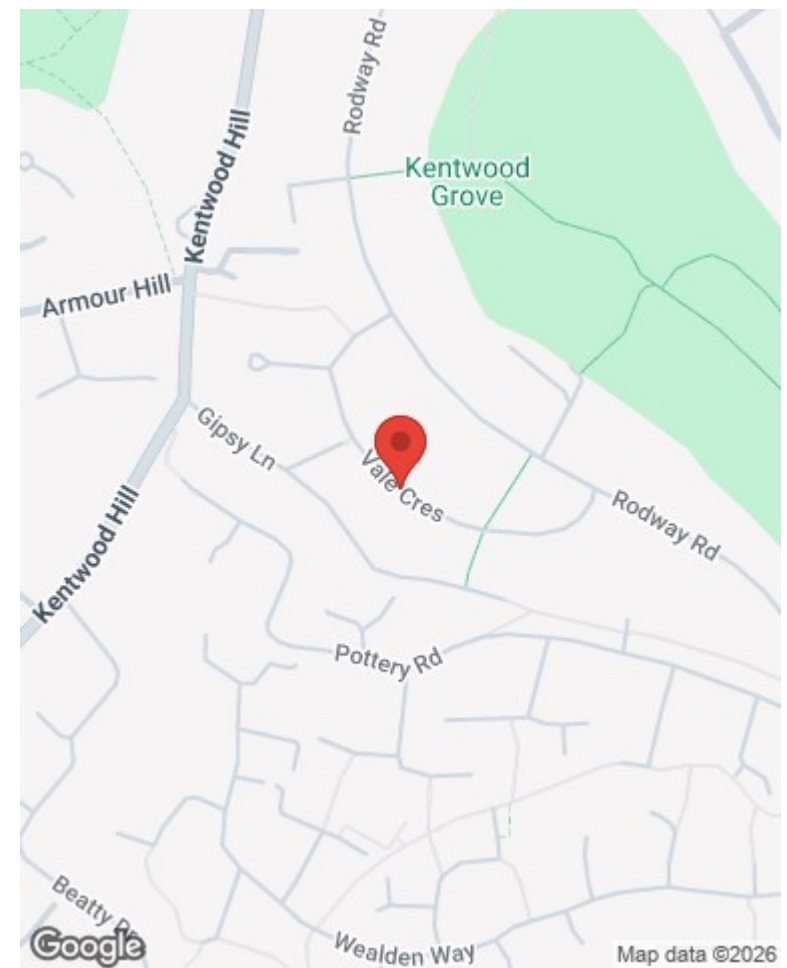
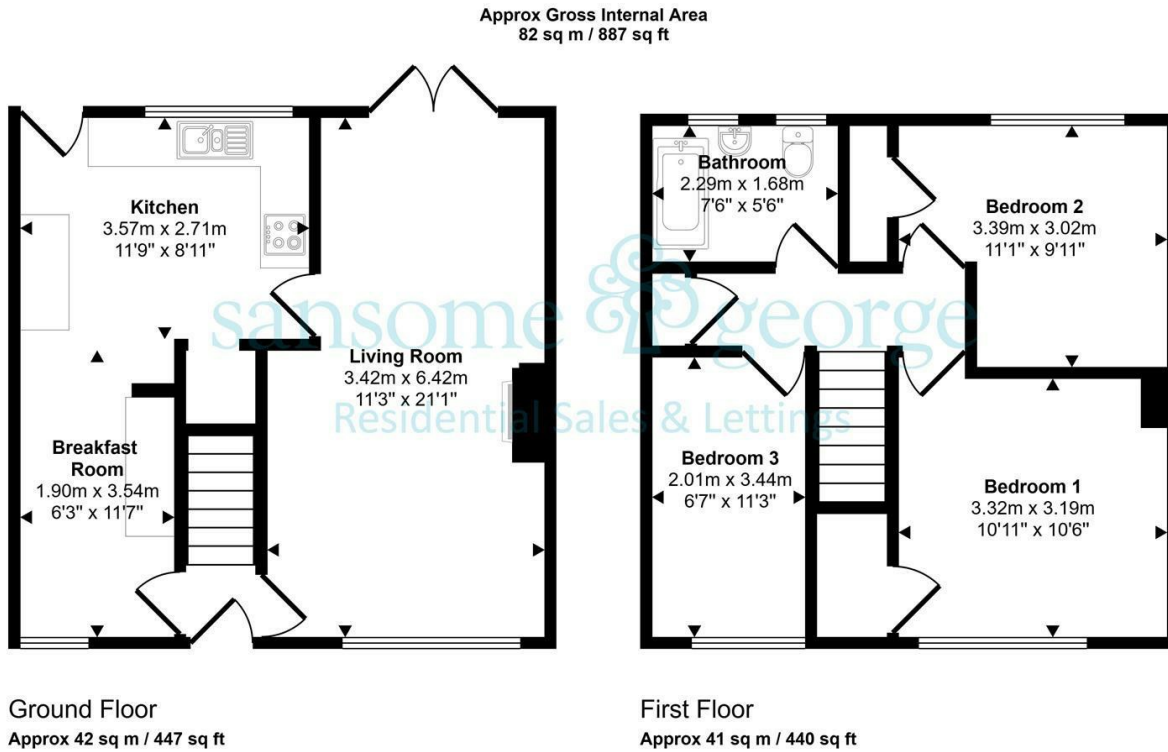
Externally, the property benefits from a fully enclosed landscaped rear garden, mainly laid to lawn with a decking area and gated rear access leading onto Gipsy Lane.

Further benefits include UPVC double glazing throughout and gas fired central heating via radiators. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

Please contact Sansome & George for further information or to arrange a viewing appointment.

Council Tax: Reading Borough Council – Band C





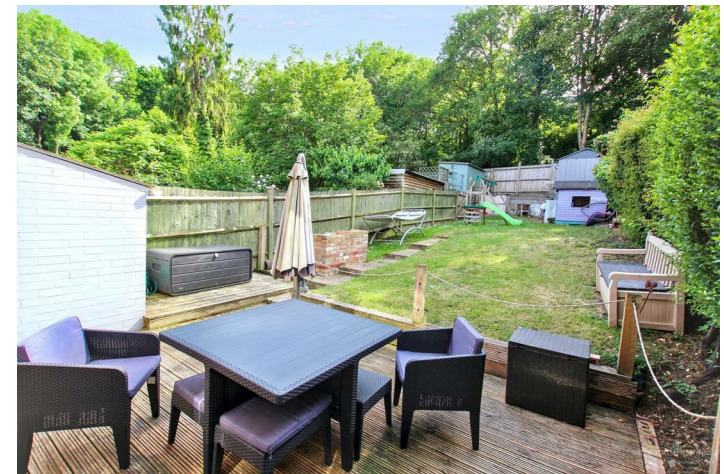
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		73	
(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	

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