



**50 Fircroft Close, Tilehurst, Reading, RG31 6LJ**  
**Guide Price £375,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- 3 Bedroom Semi-detached Home
- Front Aspect Living Room
- Utility Room & WC
- First Floor Family Bathroom
- New Roof

- Ground Floor WC
- Rear Aspect Modern Fitted Kitchen Diner
- Gas Radiator Central Heating & UPVC Double Glazed Windows
- Garage (In Nearby Row)
- No Onward Chain

Offered to the market, with the added advantage of no onward chain, this well presented three bedroom semi-detached home is positioned in a popular traffic free residential area. Located approximately four miles to the west of Reading Town Centre, the property is positioned along a walkway within a popular cul-de-sac residential area. Tilehurst village, with it's wealth of amenities, reputable schools and regular bus services are just a short walk away, as well as being just over three miles from Junction 12 of the M4 Motorway.

Accommodation comprises of entrance hall with stairs rising to the first floor, front aspect living room, rear aspect kitchen diner, utility room with access to the rear garden. The first floor offers three well proportioned bedrooms that are serviced by a four piece bathroom which includes a shower cubical. Further benefits include a recently installed new roof, UPVC double glazing and gas radiator central heating throughout.

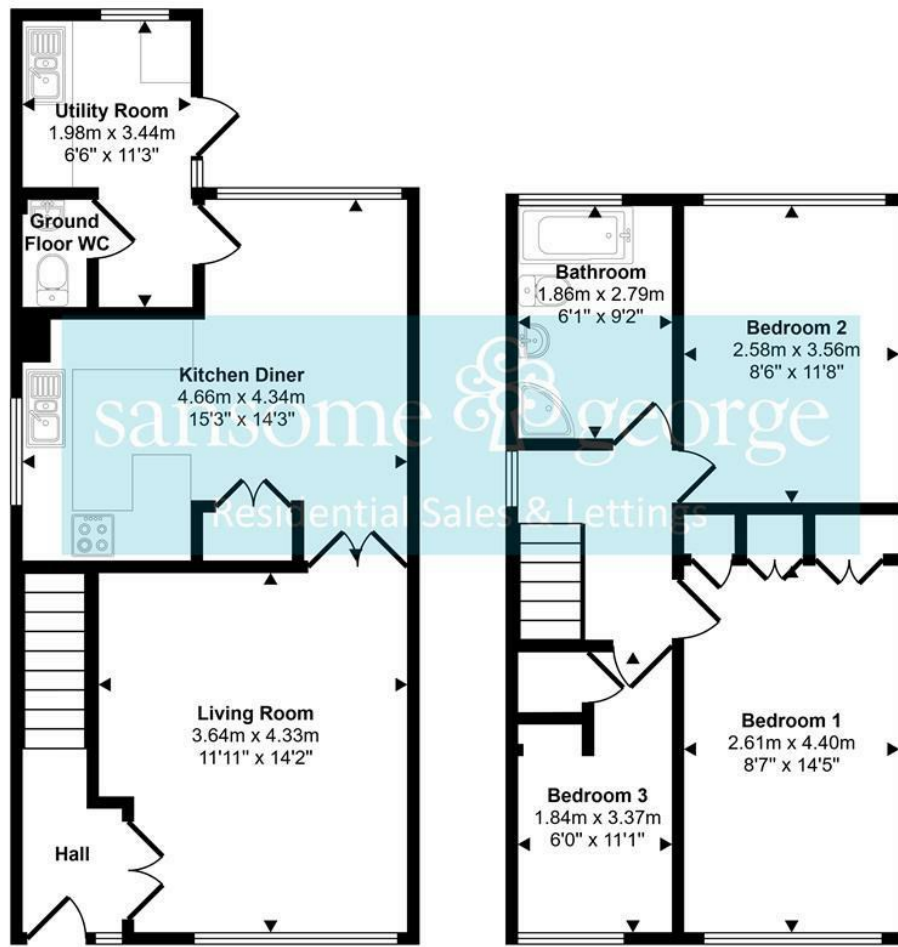
The exterior provides a low maintenance landscaped rear garden, mainly laid to lawn with deck area, shed and gated side access. Easy access leading to a garage with a metal up and over door, which is positioned in a nearby row.

Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax Band C - Reading Borough Council



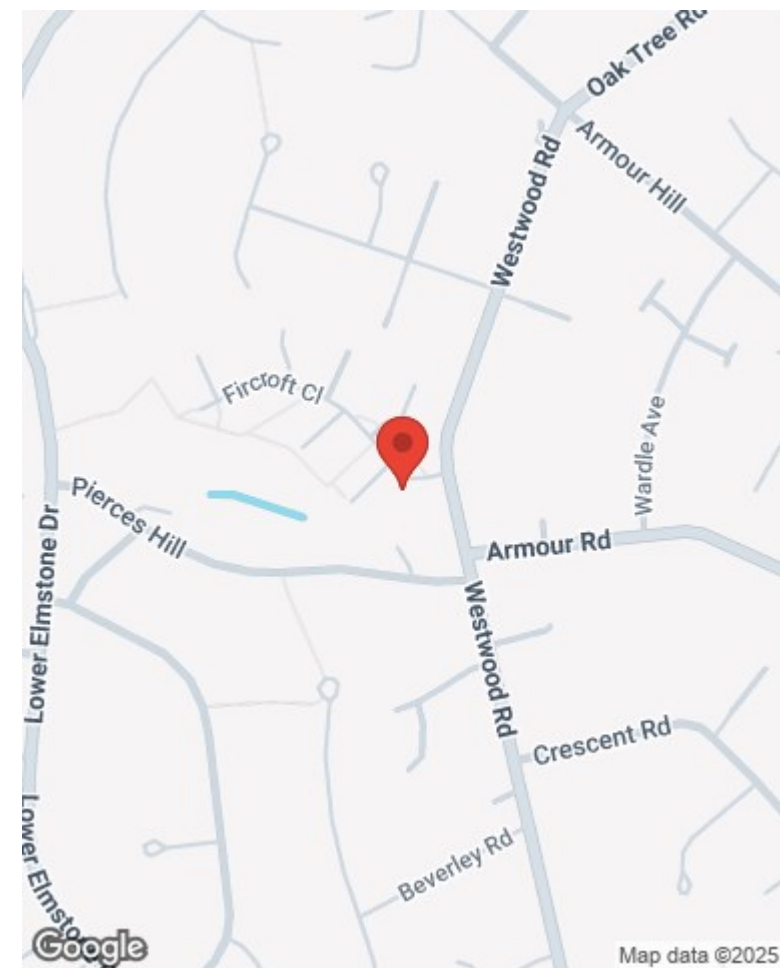
Approx Gross Internal Area  
85 sq m / 917 sq ft



Ground Floor  
Approx 45 sq m / 486 sq ft

First Floor  
Approx 40 sq m / 432 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		
England & Wales EU Directive 2002/91/EC		

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