



32 Bramshaw Road, Tilehurst, Reading, RG30 6AT
£350,000 Freehold

sansome & george
Residential Sales & Lettings

- 3 Bedroom End Terrace Home
 - Front Aspect Living Room
 - Conservatory
 - Gas Radiator Central Heating
 - Driveway Parking
- Entrance Hall & Porch
 - Rear Aspect Kitchen
 - Family Bathroom
 - UPVC Double Glazing
 - Enclosed Rear Garden With Outbuildings

A three bedroom end-terrace home located in popular residential area. Various local shops, frequent bus services to Reading town centre and Waitrose supermarket are all minutes away. Two local gyms, riverside walks along the banks of the Thames leading to Caversham promenade and the option of two railway stations situated at West Reading and Tilehurst are also easily accessible.

Accommodation comprises entrance porch, entrance hall, front aspect living room, rear aspect kitchen and conservatory with direct access onto the rear garden. Stairs rise to the first floor landing, which leads to three good sized bedrooms and a three piece family bathroom.

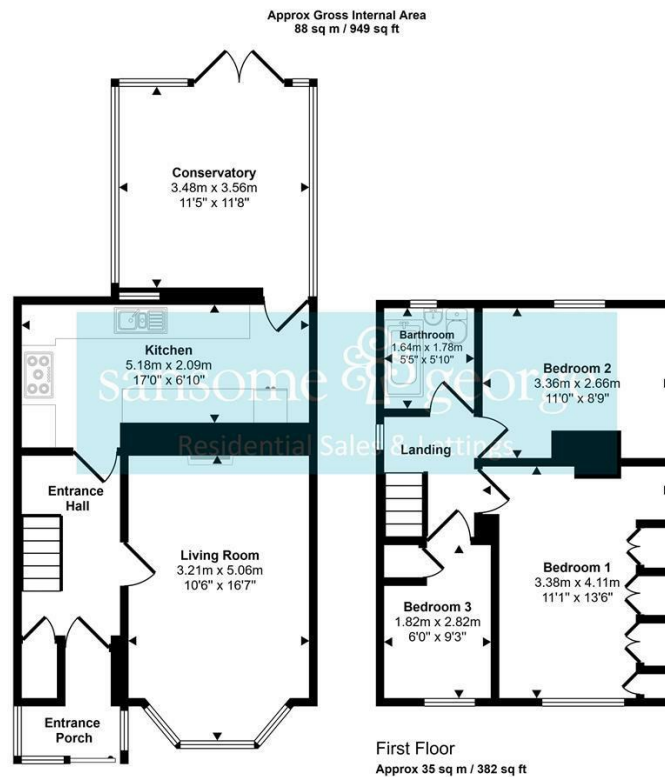
The property benefits from gas radiator central heating and UPVC double glazing.

To the front offers driveway parking for two vehicles with side access leading to a good sized garden, mainly laid to lawn with a raised deck area and outbuildings providing generous storage space.

Please contact Sansome & George Tilehurst branch to arrange viewing.

Council Tax Band C - Reading Borough Council





Ground Floor
Approx 53 sq m / 567 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	74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) 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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