



10 Warbreck Drive, Tilehurst, Reading, Berkshire, RG31 6FE
Guide Price £325,000 Freehold

sansome  george
Residential Sales & Lettings

- Mid Terrace House
- Modern Re-fitted Kitchen
- 2 Double Bedrooms
- Garage In Nearby Row
- Gas Fired Central Heating

- Spacious Living Room
- Private Garden With Rear Access
- 3 Piece Family Bathroom
- Close To Local Amenities
- UPVC Double Glazing

A 2 bedroom Wimpy built mid terrace home located in a sought after cul-de-sac on the western fringes of Tilehurst, bordering Purley-on-Thames. This ideal family home is situated close to a variety of well regarded schools, miles of open countryside in near by Sulham and riverside walks along the banks of the Thames. Tilehurst train station with excellent links to central London via Paddington, frequent bus services to Reading town centre and local shops including Waitrose supermarket, are all easily accessible.

Accommodation comprises entrance porch, front aspect living room, rear aspect kitchen leading on to the private rear garden.

The first floor offers two double bedrooms with built in storage and a modern three piece family bathroom.

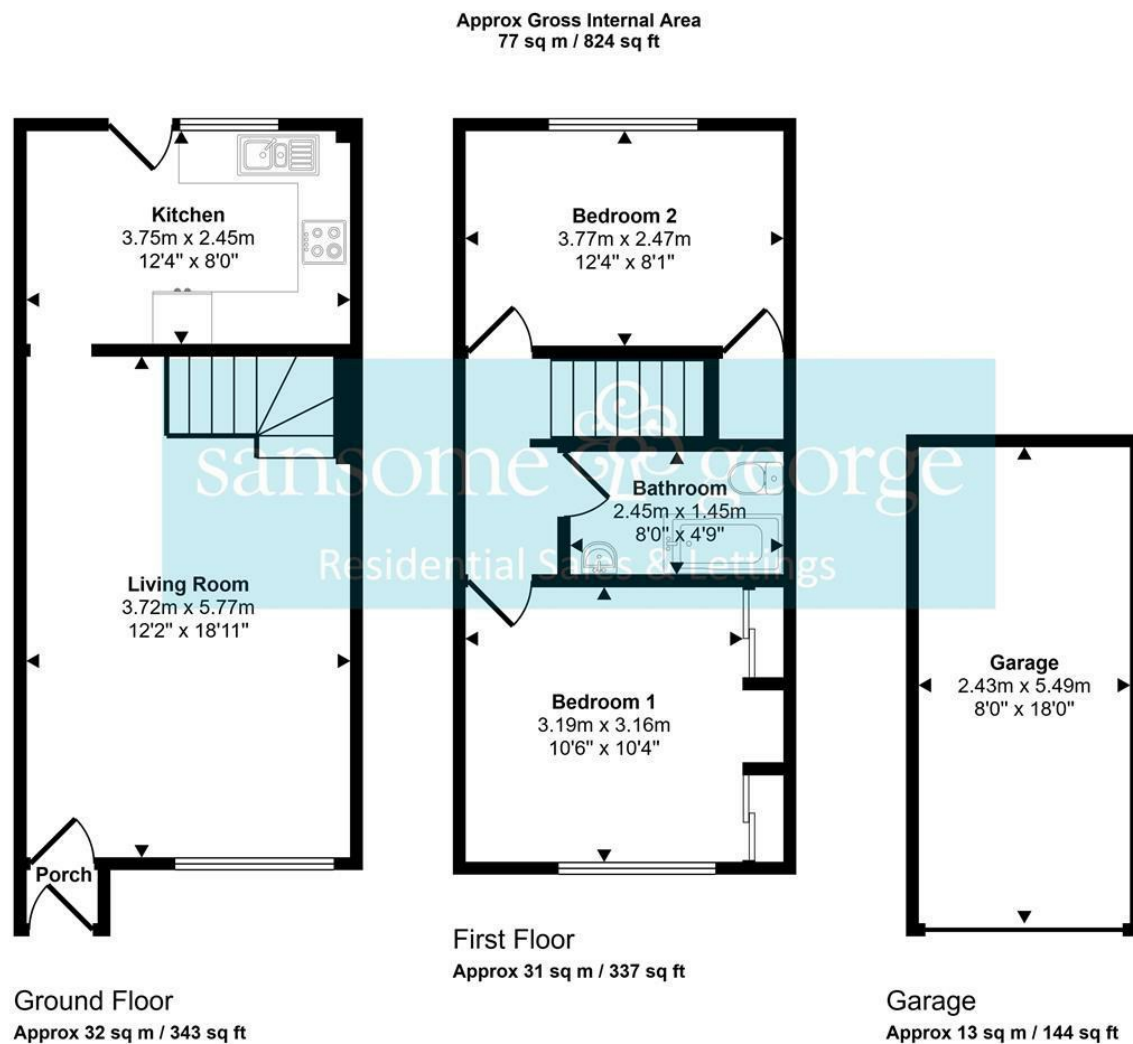
The property benefits from gas radiator central heating and UPVC double glazed windows.

To the front is a lawn area with a walk way to the allocated parking and garage in row

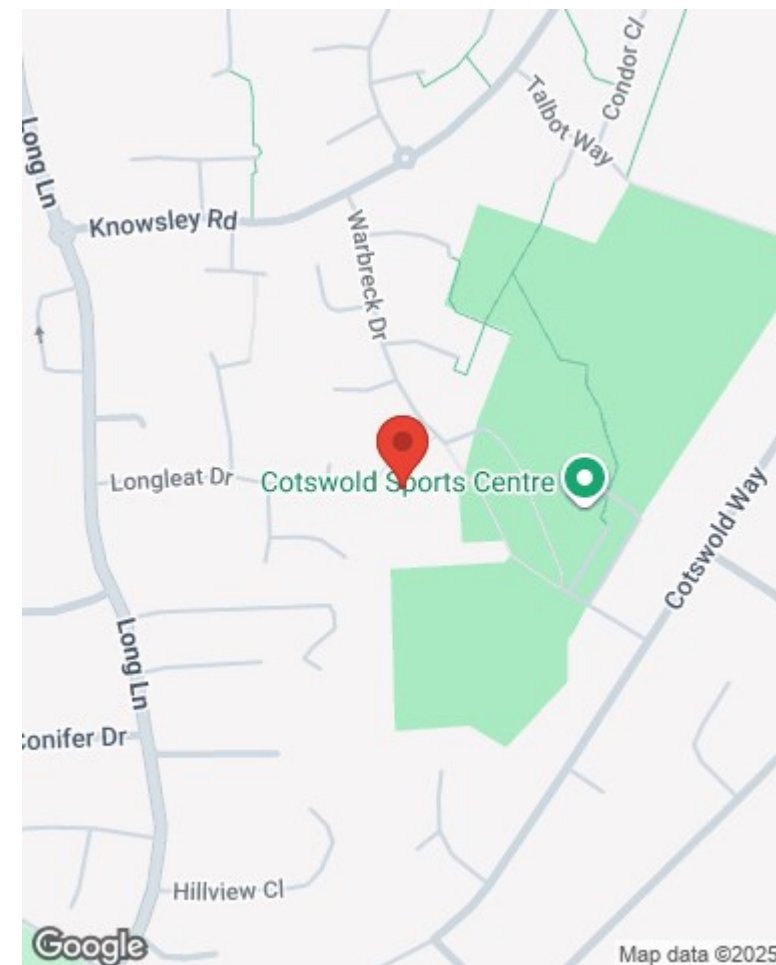
Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax - West Berkshire 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		
(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	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	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