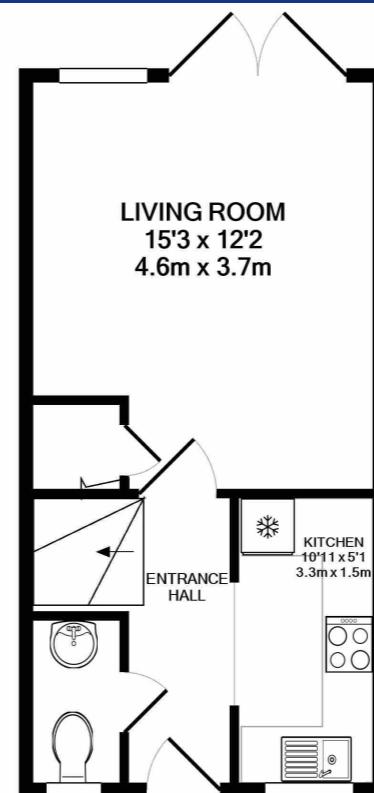


Tay Road, Tilehurst, Reading.

£255,000 Freehold

Offered to the market is this nicely presented two bedroom mid terrace modern family home. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school, as well as Prospect Park, while having good access to various local shops and amenities. Further accommodation includes a lounge diner, refitted kitchen, a downstairs wc, and a first floor bathroom. Other features include double glazed windows, solar panels for water and electricity, parking bays, and an enclosed rear garden.

- Two Double Bedrooms
- Lounge Diner
- Refitted Kitchen
- Downstairs WC
- First Floor Bathroom
- Southerly Facing Rear Garden
- Parking Bays
- Solar Panels

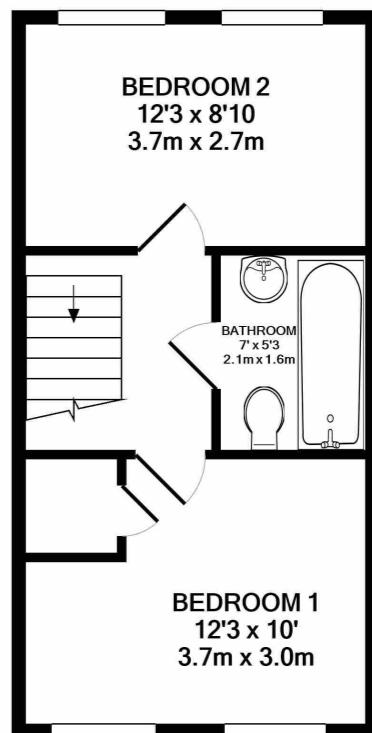


GROUND FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR
APPROX. FLOOR
AREA 299 SQ.FT.
(27.8 SQ.M.)

Property Description

Ground Floor

Hallway

Double radiator, stairs leading to first floor.

Lounge

15' 3" x 12' 3" (4.65m x 3.73m) Rear aspect double glazed window, French doors leading into rear garden, television point, telephone point, double radiator, understairs storage.

Kitchen

10' 11" x 5' 1" (3.33m x 1.55m) Front aspect double glazed window, gas hob with single oven and extractor hood, range of base and eye level units, single sink with drainer,

integrated fridge freezer, space for washing machine, plumbing for dishwasher, vinyl flooring, downlights, boiler.

Cloakroom

6' 4" x 3' 0" (1.93m x 0.91m) Vinyl flooring, front aspect double glazed window, low level wc, pedestal wash basin, extractor fan, small single radiator.

First Floor

Landing

Access to all first floor rooms, loft hatch with drop down ladder to partially boarded loft.

Bedroom One

12' 3" x 10' 0" (3.73m x 3.05m) Front aspect double glazed window, single radiator, airing cupboard.

Bedroom Two

12' 3" x 8' 10" (3.73m x 2.69m) Two rear aspect double glazed windows, double radiator.

Bathroom

7' 0" x 5' 3" (2.13m x 1.60m) Panel enclosed bath with shower, pedestal wash basin, low level wc with hidden cistern, vinyl flooring, partly tiled walls, heated towel rail, extractor fan.

Outside

Rear Garden

Fence enclosed South facing rear garden, patio with lawn area beyond.

Council Tax Band

