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35 Pottery Road, Tilehurst, Reading, RG30 6BA
Guide Price £325,000 Freehold

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Residential Sales & Lettings

- Two Bedroom Mid-terrace Home
- Modern Kitchen
- Hardscaped Rear Garden
- Garage
- Combi Gas Central Heating

- Open Plan Living Room
- Refitted Three Piece Shower Room
- 2 Year Old Conservatory
- Drive for 2 Cars
- UPVC Double Glazing

Presented to the market is this stunning two bedroom mid-terrace home with garage and parking, located in the ever popular ' Potteries' development, hence ideally positioned within close proximity to a wealth of amenities to include Tilehurst Village, parks, regular bus services and approx. 15 minutes walk from Tilehurst train station (Paddington, Reading Mainline, Oxford). Reading Town Centre is approx. 3 miles to the east and Junction 12 of the M4 Motorway is circa 10 mins commute by car.

Accommodation comprises of entrance porch, front aspect living room with stairs rising to first floor, rear aspect modern kitchen with integrated 4 ring hob and oven. At the rear is a 2 year old conservatory over looking and providing access to the rear garden. The first floor comprises of two bedrooms that are serviced by a modern and refitted Shower room. Further benefits include UPVC double glazing and gas fired central heating to radiators via the combi boiler.

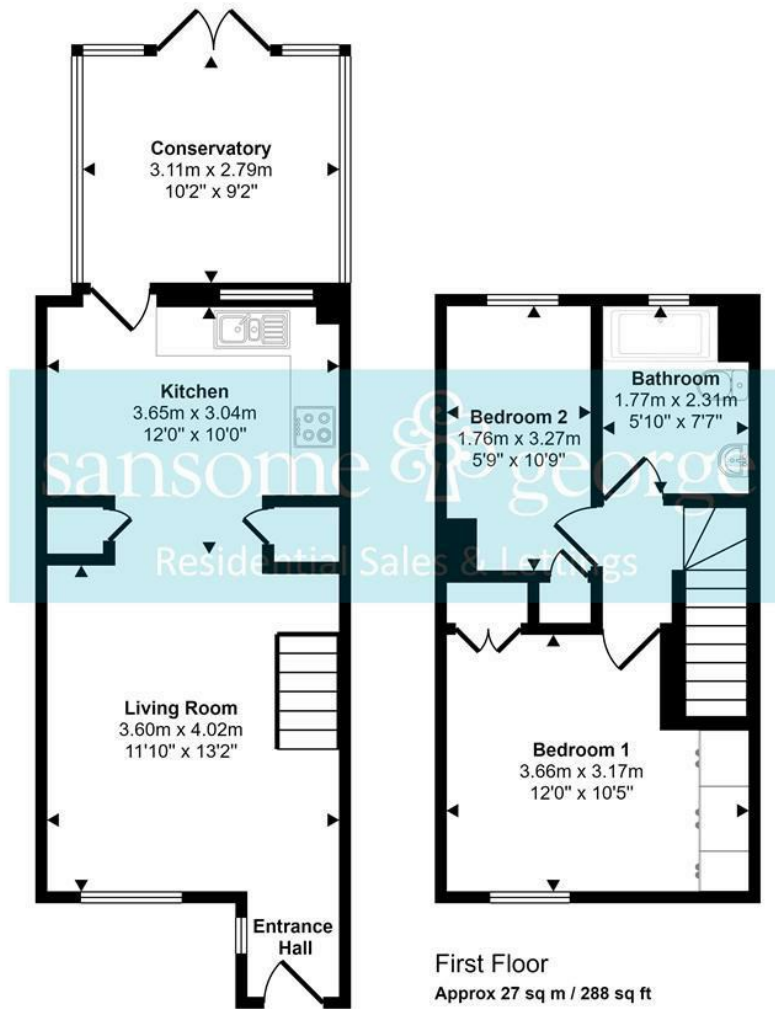
The exterior offers a fully enclosed hardscaped rear garden mainly paved with gated rear access leading to a single garage in nearby row approached via drive way parking the front.

This fantastic home must be seen to be appreciated, please contact Sansome & George Estate Agents for further information or to arrange a viewing at your earliest convenience.

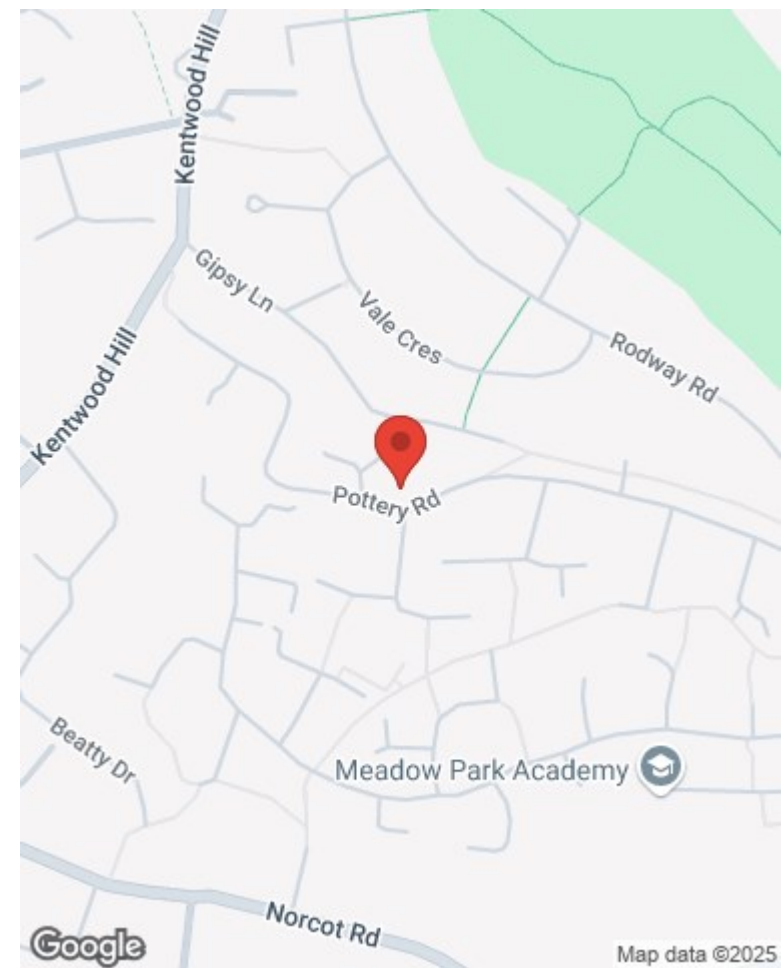
Reading Borough Council - Band C



Approx Gross Internal Area
64 sq m / 686 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 | | | 89 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (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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