

62 Tay Road, Tilehurst, Reading, RG30 4DR
Guide Price £310,000 Freehold

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Residential Sales & Lettings

- Mid Terrace House
- Open Plan Living/Dining Room
- 3 Piece Family Bathroom
- South West Facing Rear Garden
- Gas Fired Central Heating
- Modern Fitted Kitchen
- Downstairs WC
- 2 Well Proportioned 'Double' Bedrooms
- Solar Panels
- UPVC Double Glazing



A well presented high efficiency two bedroom mid-terrace home situated in a highly sought after residential area, offering convenient access to a variety of local shops, reputable schools and regular bus services. The property provides comfortable and well balanced living accommodation, ideal for families, first time buyers, or those looking to invest.

Accommodation comprises an open plan entrance area leading to a ground floor WC and a modern kitchen through to the open plan lounge diner, creating a sociable and versatile living space with direct access onto the rear garden. The first floor offers two well proportioned bedrooms along with a three piece family bathroom.



The property further benefits from gas radiator central heating, double glazed windows, and solar panels which supply electricity, contributing to improved energy efficiency and much lower running costs.

Externally, the rear garden is fully enclosed and designed for ease of maintenance and enjoyment, featuring a lawn area and a patio area with, providing an ideal space for outdoor dining and relaxation.

Overall, this attractive home combines practical living space with a convenient location, and a strong EPC rating making it a strong choice for a wide range of buyers.

Please contact Sansome & George Tilehurst Office to arrange an appointment to view.

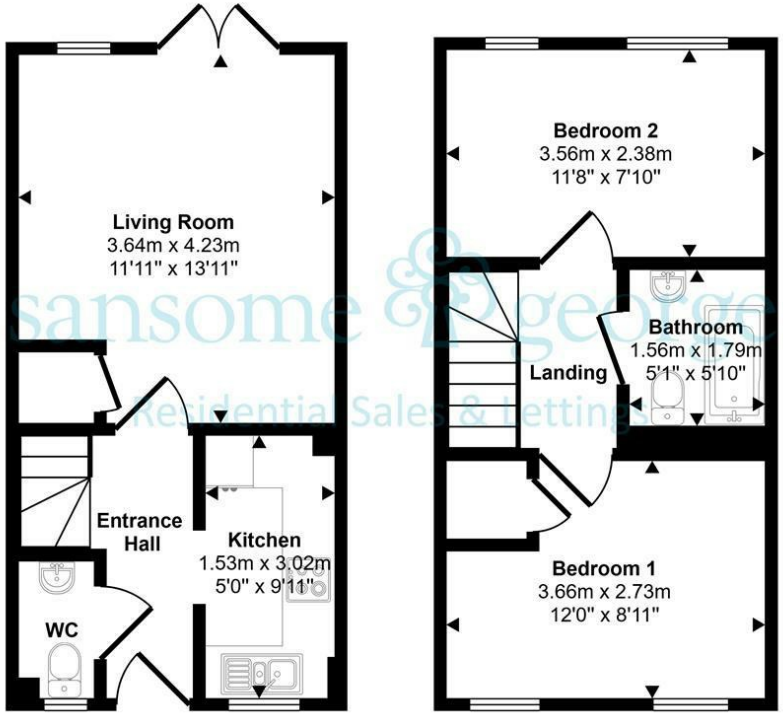
Council Tax Band C - Reading Borough Council.







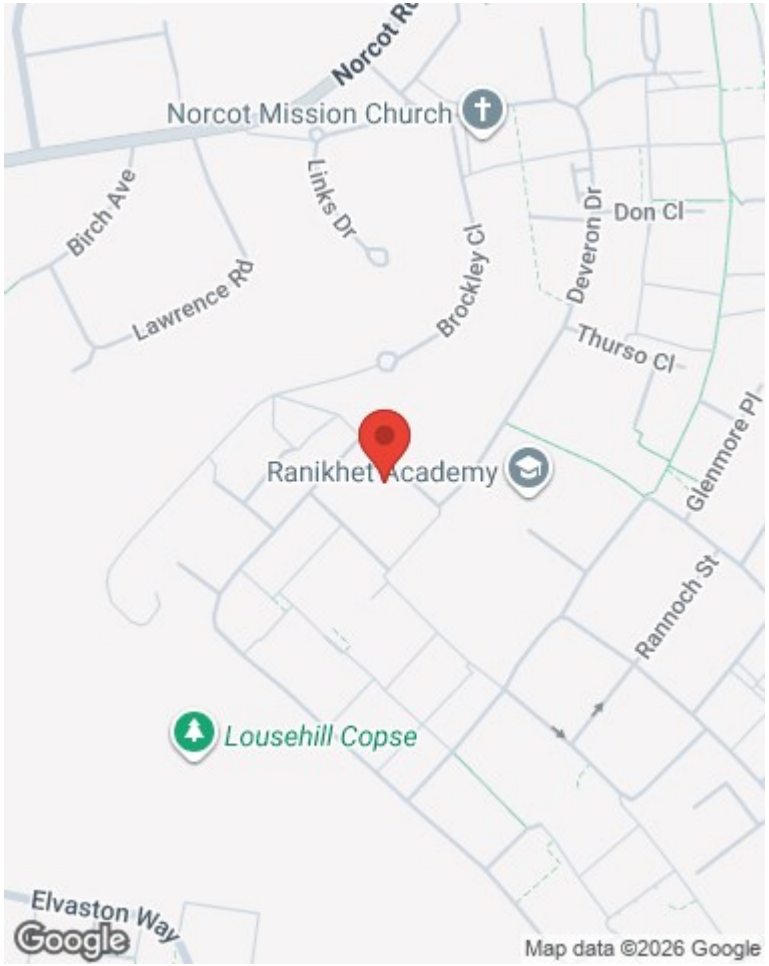
Approx Gross Internal Area
54 sq m / 582 sq ft

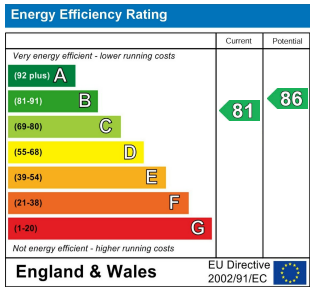


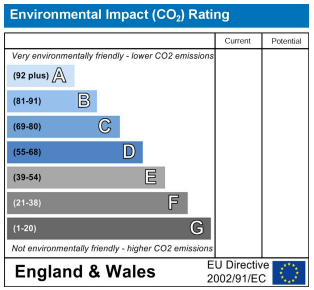
Ground Floor
Approx 27 sq m / 292 sq ft

First Floor
Approx 27 sq m / 290 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.







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