



11 Pottery Road, Tilehurst, Reading, RG30 6BA
£315,000 Freehold

sansome  george
Residential Sales & Lettings

- Popular Modern Mid-Terrace House
- Well Presented Throughout
- Entrance Hall Opening To Living Room
- 2 Bedrooms
- Landscaped Rear Garden With Artificial Lawn

- Garage & Off Road Parking
- Desirable 'Sub' Cul-De-Sac Position
- Open Plan With Double Doors to Contemporary Kitchen/Breakfast Room
- Modern Fully Tiled Bathroom
- UPVC Double Glazing & GRCH

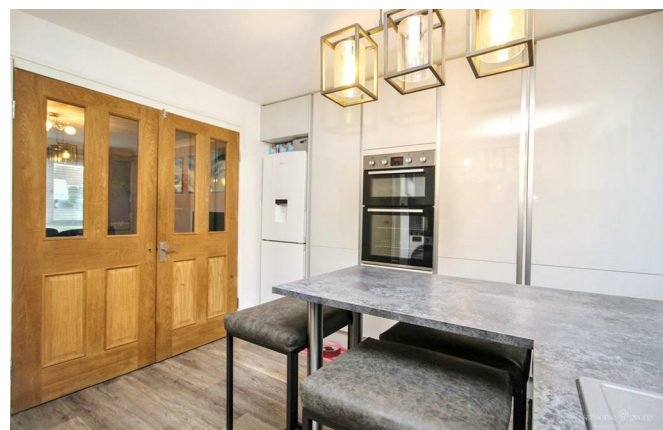
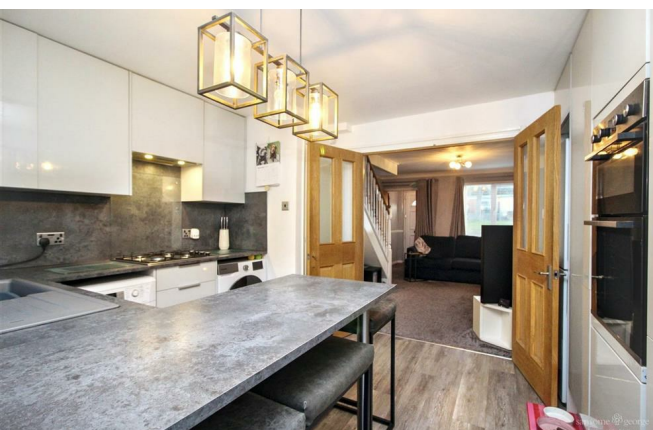
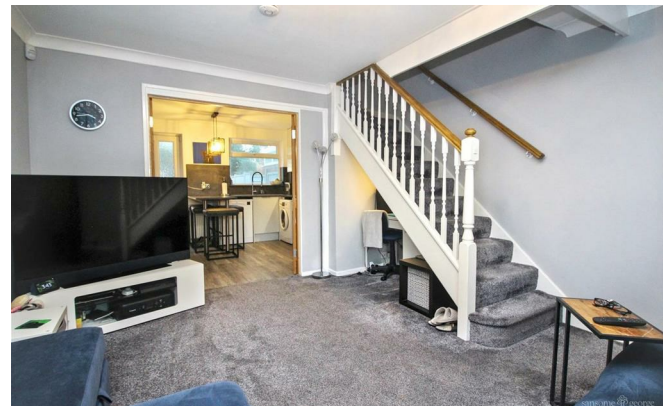
This sought after modern mid-terrace house is ideally situated in a favoured position within a small 'sub' cul-de-sac on the popular Potteries development and hence ideally located within close proximity of a wealth of amenities to include Mclroy Park, Tilehurst Village, several frequent bus services, and within 15 minutes walk from Tilehurst Train Station (Paddington, Reading Mainline, Oxford). Reading Town Centre is approximately 3 miles to the east and Junction 12 of the M4 Motorway is circa 10 mins commute by car.

Beautifully presented throughout, the property is approached via a open plan frontage with a courtyard area leading to a single garage located at the end of a row with an allocated parking space to the front. A path leads across a lawned area to the front door. This opens to the entrance hall with a door leading to the front aspect living room. Stairs rise to the first floor and double doors create an 'open plan' feel to the well appointed modern kitchen/diner which includes integrated oven and hob. The back door opens to the rear garden which is enclosed by wooden fencing with a paved patio spanning across the rear of the property and a paved path continuing to a further patio area with an area of artificial grass, shrub bed to one side and a garden shed at the bottom. Mature trees from a wooded copse behind provide a leafy outlook and good level of seclusion.

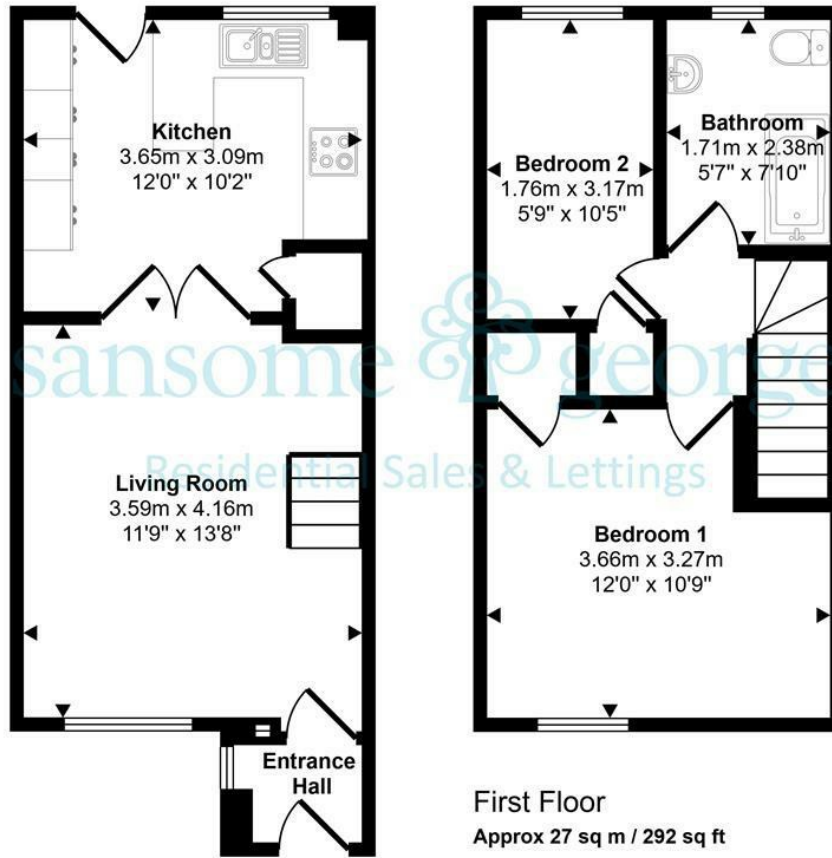
On the first floor, the central landing services 2 bedrooms and a separate fully tiled rear aspect modern bathroom with heated towel rail and white suite including bath with shower over and glazed screen.

Other general points to note include UPVC double glazing and gas fired central heating to radiators. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.

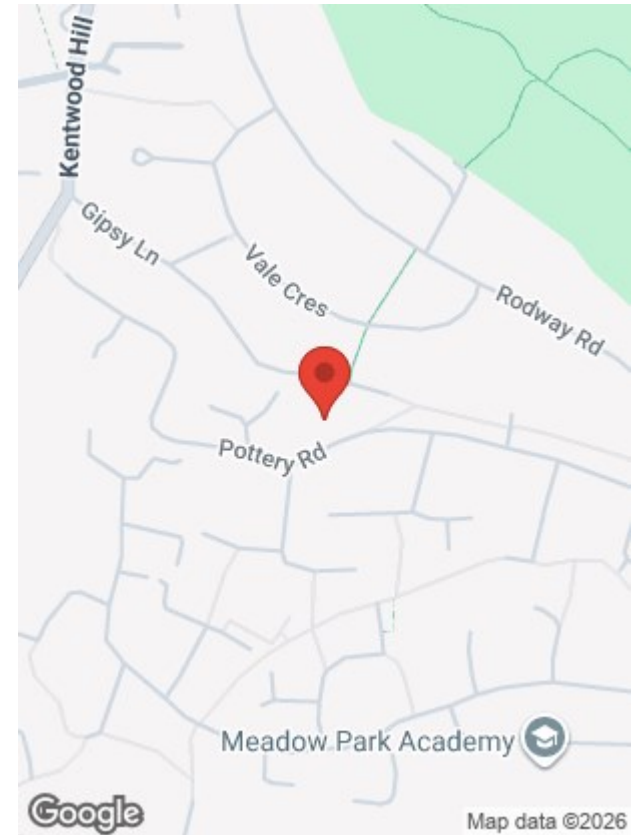
Reading Borough Council - Band C



Approx Gross Internal Area
56 sq m / 600 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 | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | 67 | England & Wales |
| | | 78 | EU Directive 2002/91/EC |

Misrepresentation and Misdescriptions Acts

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