



9 Minton Close, Tilehurst, Reading, Berkshire, RG30 6ET
£335,000 Freehold

sansome & george
Residential Sales & Lettings

- 2 Bedroom Mid-terrace Home
- Rear Aspect Modern Fitted Kitchen
- Gas Radiator Central Heating
- Popular Cul-de-sac Location
- Low Maintenance Rear Garden

- Front Aspect Living Room
- First Floor Shower Room
- UPVC Double Glazed Windows
- Close To 17 Bus Route & Doctors Surgery
- Garage & Driveway Parking

A well presented two bedroom mid-terrace home, ideally situated within a sought after cul-de-sac on the ever-popular Potteries development. Conveniently located close to local shops, frequent bus services, and Tilehurst village, which offers a wide range of amenities including supermarkets, cafés, restaurants, and leisure facilities, this property is perfectly suited for first time buyers, downsizers, or investors alike.

The accommodation is thoughtfully arranged and comprises an entrance hall, a bright front aspect living room and a rear aspect kitchen with direct access onto the landscaped rear garden.

To the first floor are two bedrooms and a modern shower room.

Additional benefits include gas radiator central heating and UPVC double glazing throughout, ensuring comfort and efficiency all year round.

Externally, the property boasts a beautifully landscaped, low maintenance rear garden featuring a decked seating area, artificial lawn and a covered BBQ area, ideal for entertaining and outdoor dining. The garden also benefits from gated rear access.

Further advantages include a garage and driveway parking located in a very near by row.

Early viewing is highly recommended to fully appreciate all that this excellent home has to offer.

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

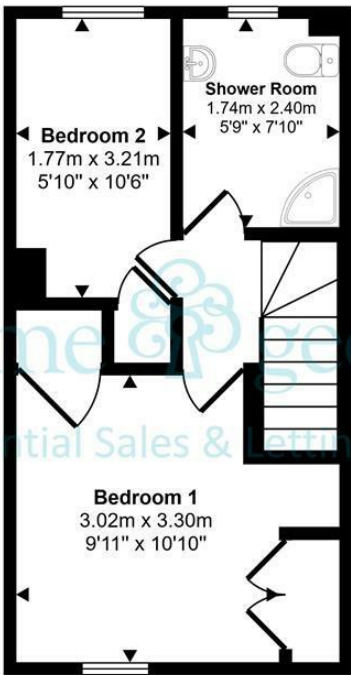
Council Tax Band C - Reading Borough Council.



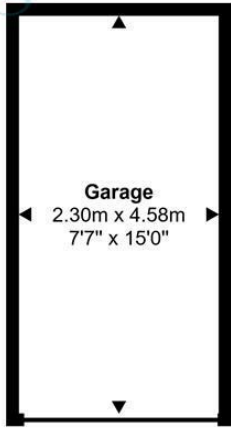
Approx Gross Internal Area
67 sq m / 719 sq ft



Ground Floor
Approx 29 sq m / 310 sq ft

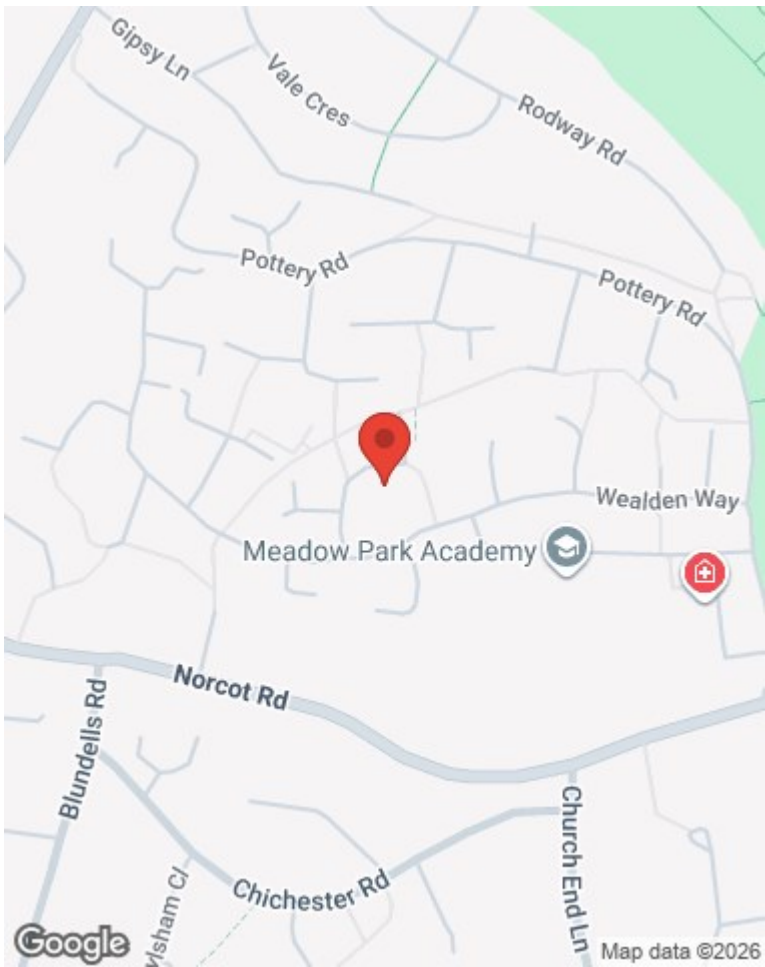


First Floor
Approx 27 sq m / 295 sq ft



Garage
Approx 10 sq m / 113 sq ft

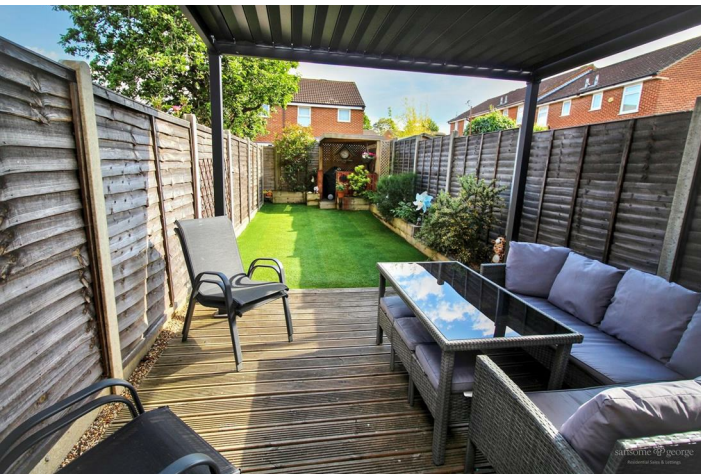
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		74
(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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