



128 City Road, Tilehurst, Reading, Berkshire, RG31 5SD
£350,000 Freehold

sansome  george
Residential Sales & Lettings

- 2 Bedroom Cottage
- Modern Fitted Kitchen
- First Floor Bathroom
- Gas Radiator Central Heating
- Block Paved Driveway Parking

- Lounge/Diner
- Study Area Leading To Garden
- UPVC Double Glazed Windows
- Sought After Location
- Sizeable Established Rear Garden

This charming and characterful two bedroom cottage is beautifully presented and situated in a highly sought after location close to Springfield and Little Heath schools, making it an excellent choice for families as well as professionals seeking a well connected and welcoming home. The property enjoys a convenient position with the popular Fox and Hounds public house nearby, frequent bus services within easy reach, and Tilehurst village offering a wide range of shops, cafes, and everyday amenities.

Upon entering the home, you are welcomed by a useful entrance porch which leads through to a bright and inviting front aspect lounge diner. This generous living space provides a comfortable setting for both relaxation and entertaining, with plenty of natural light enhancing the warm and homely atmosphere.

The fitted kitchen offers a comprehensive range of units along with ample work surface space, creating a practical and functional area for cooking and everyday living. To the rear of the property there is a versatile study area that overlooks and opens out onto the garden, providing an ideal space for working from home, reading, or additional sitting space.

One of the standout features of this delightful cottage is the magnificent and sizeable rear garden. The garden is well established and offers a peaceful outdoor retreat with plenty of space for outdoor dining, gardening, and relaxing, making it perfect for enjoying warmer months.

Upstairs the property continues to impress with two well proportioned double bedrooms, both offering comfortable accommodation and pleasant outlooks. The first floor is completed by a neatly presented three piece bathroom suite.

Additional benefits include gas radiator central heating and UPVC double glazed windows, providing comfort and efficiency throughout the year.

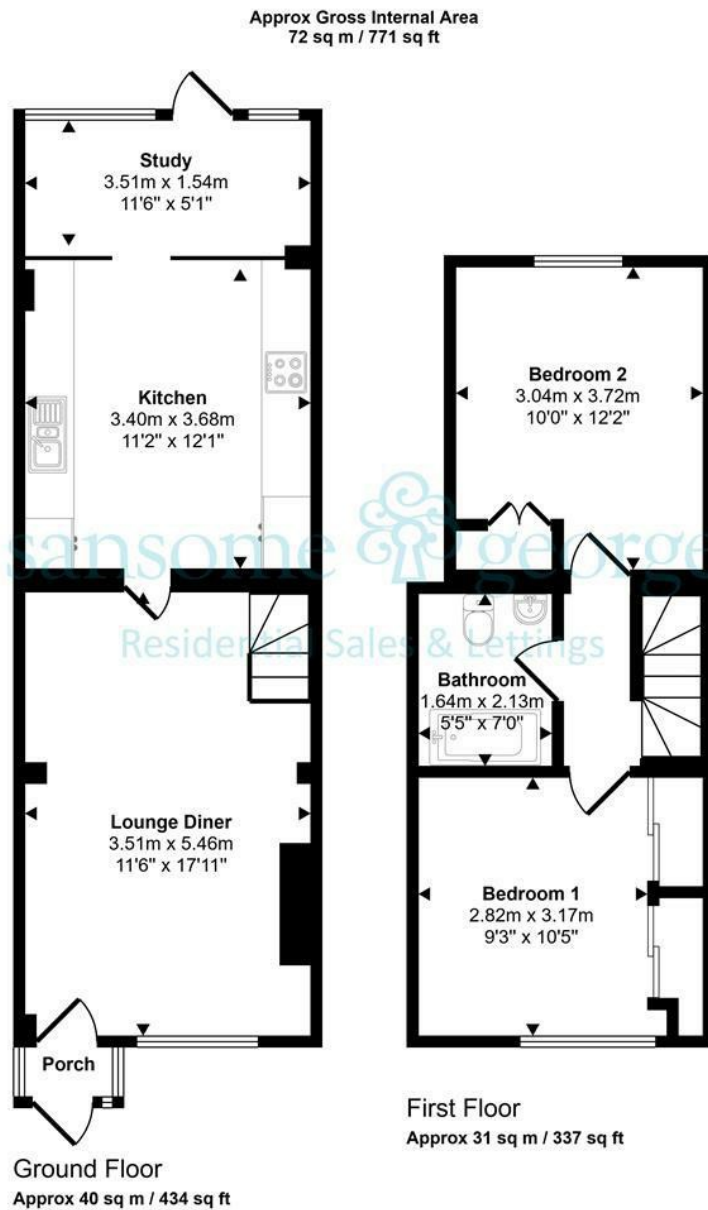
To the front of the property there is a recently laid block paved driveway which provides convenient off road parking for one car, adding to the practicality of this attractive home.

Overall this delightful cottage combines character, comfort, and convenience in a highly desirable location, offering a wonderful opportunity for those seeking a charming home close to well regarded schools and local amenities.

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

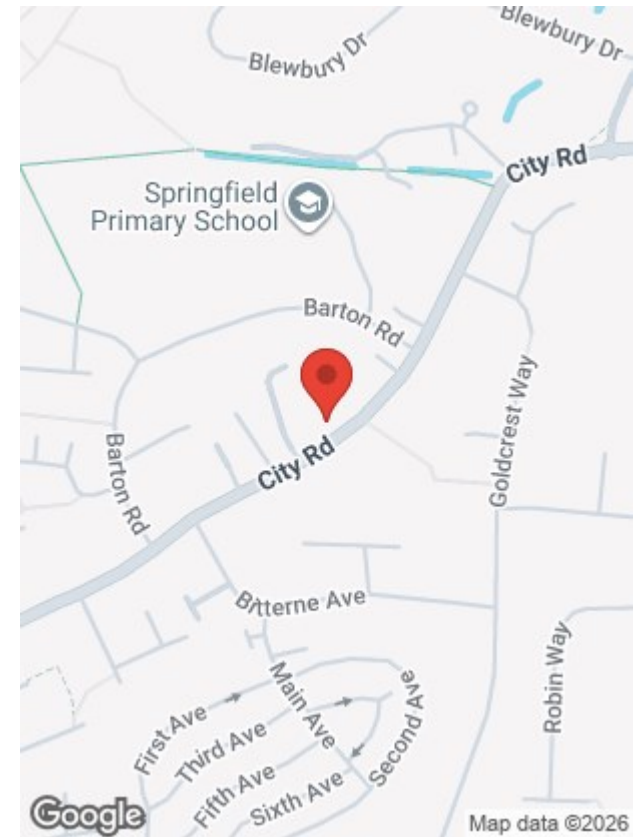
Council Tax Band C - West Berkshire





Ground Floor
Approx 40 sq m / 434 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.

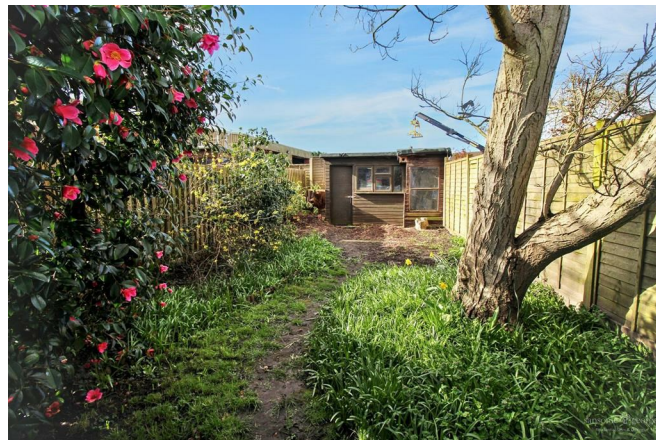
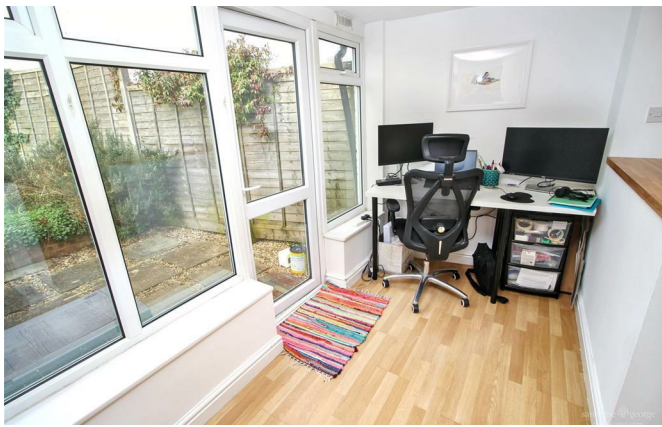


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92 plus) A		87	(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC	England & Wales	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92 plus) A		87	(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				
England & Wales		EU Directive 2002/91/EC	England & Wales	

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com