

**Tay Road  
Tilehurst  
Reading  
Berkshire  
RG30 4DR**

**£275,000  
(Freehold)**

**Two bedrooms**

**Energy efficient recent build (2013)**

**Residents parking**

**No onward chain complications**



**Samuel James** is incredibly excited to offer this attractive and modern two bedroom property located in a popular residential area with easy access to all local amenities and excellent transport links.

The property also benefits from UPVC double glazing throughout and solar panels.

**EPC Rating:** 85 (B)

**Living Room/Dining Room:**

Spacious living and dining area with rear aspect window and UPVC French doors leading to garden.

**Kitchen:**

Modern and contemporary with a range of eye and base units. Front aspect window.

**Downstairs Cloakroom:**

Front aspect window, W/C and wash basin

**Bedroom One:**

Two front aspect windows.

**Bedroom Two:**

Two rear aspect windows.

**Bathroom:**

Shower over bath, hand basin and W/C.

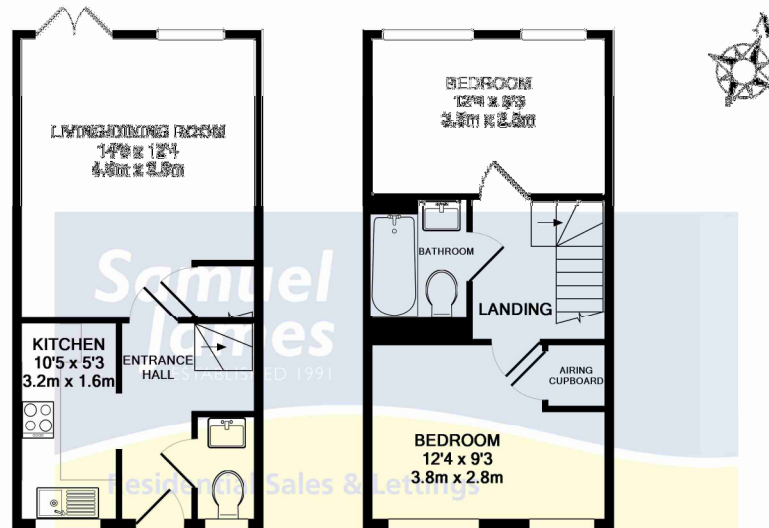
**Garden**

Patio and stairs to lawn.

**Key points:**

- Two good sized bedrooms
- Energy efficient recent build (2013)
- Residents parking
- No onward chain complications

**Local Authority:** Reading Borough Council



GROUND FLOOR  
APPROX. FLOOR  
AREA 310 SQ.FT.  
(28.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 301 SQ.FT.  
(27.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 SQ.M.)

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