



48 Tallis Lane
Reading, RG30 3EB
Guide price £380,000 Freehold



DESCRIPTION
VP - Presented to the market is this three-bedroom semi-detached house offering a perfect blend of comfort and convenience. The accommodation comprises entrance porch, living room and an open-plan kitchen/dining area.

The property boasts three generously sized bedrooms, providing ample space for family living or guests. The bathroom has been thoughtfully refitted, ensuring a modern and stylish finish. Outside, you will find an enclosed rear garden, perfect for enjoying the outdoors, along with side and rear access for added convenience.

Parking is a breeze with space for one vehicle, complemented by a garage for additional storage or workshop needs. The location is particularly advantageous, being close to a variety of amenities, bus routes, and reputable schools. For those who enjoy nature, the nearby country walks offer a delightful escape.

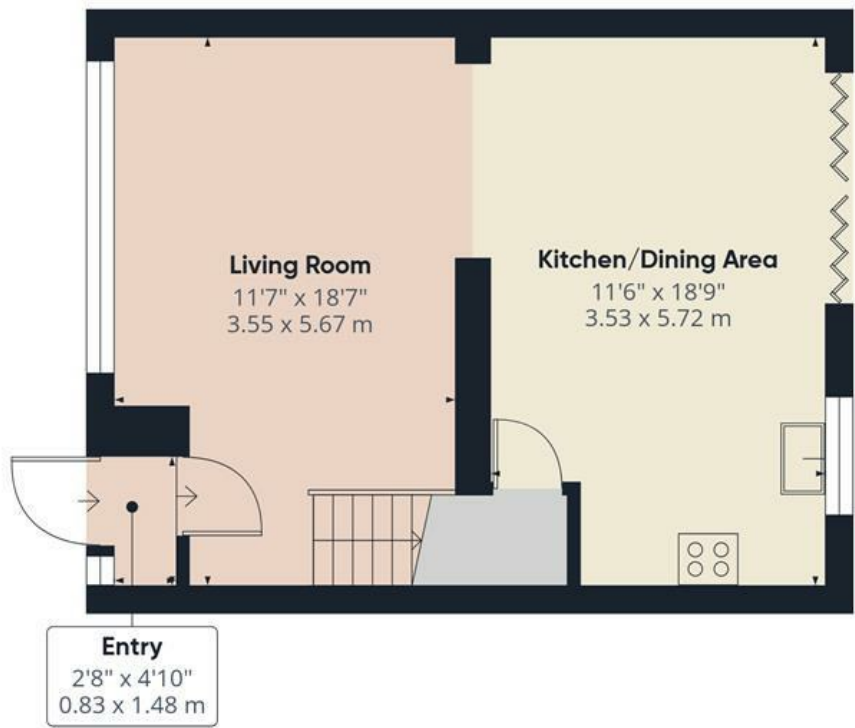
Council tax band - C

SUMMARY OF ACCOMMODATION

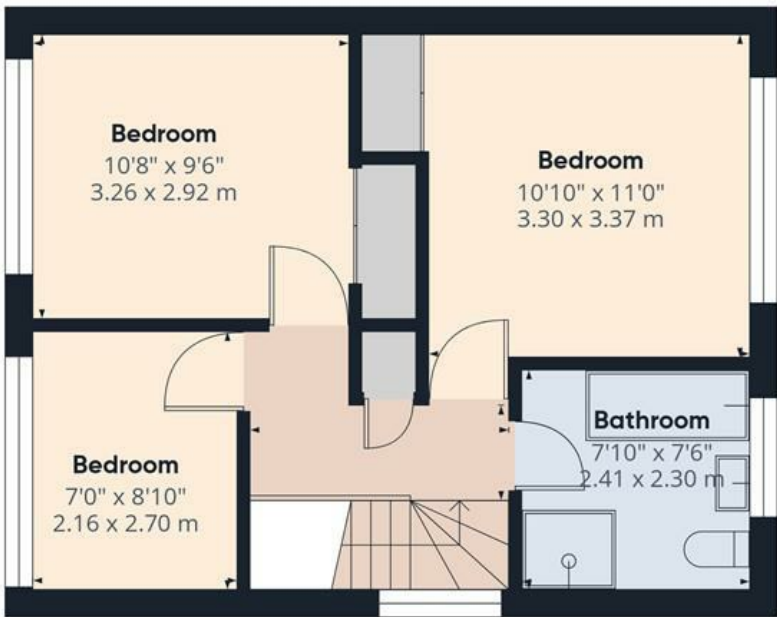
- THREE BEDROOM SEMI DETACHED
- WALK WAY LOCATION
- GARAGE & PARKING
- OPEN PLAN KITCHEN/DINING ROOM
- REFITTED FOUR PIECE BATHROOM SUITE
- GARDEN WITH REAR ACCESS
- SIDE ACCESS TO GARDEN AND FRONT
- COUNTRYSIDE WALKS NEARBY
- PLANNING PERMISSION FOR LOFT CONVERSION

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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m
990 ft²
91.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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