



sansome  george

**35 Pottery Road, Tilehurst, Reading, RG30 6BA**  
**Guide Price £325,000 Freehold**

sansome  george  
Residential Sales & Lettings

- Two Bedroom Mid-terrace Home
- Modern Kitchen
- Hardscaped Rear Garden
- Garage
- Combi Gas Central Heating

- Open Plan Living Room
- Refitted Three Piece Shower Room
- 2 Year Old Conservatory
- Drive for 2 Cars
- UPVC Double Glazing

Presented to the market is this stunning two bedroom mid-terrace home with garage and parking, located in the ever popular ' Potteries' development, hence ideally positioned within close proximity to a wealth of amenities to include Tilehurst Village, parks, regular bus services and approx. 15 minutes walk from Tilehurst train station (Paddington, Reading Mainline, Oxford). Reading Town Centre is approx. 3 miles to the east and Junction 12 of the M4 Motorway is circa 10 mins commute by car.

Accommodation comprises of entrance porch, front aspect living room with stairs rising to first floor, rear aspect modern kitchen with integrated 4 ring hob and oven. At the rear is a 2 year old conservatory over looking and providing access to the rear garden. The first floor comprises of two bedrooms that are serviced by a modern and refitted Shower room. Further benefits include UPVC double glazing and gas fired central heating to radiators via the combi boiler.

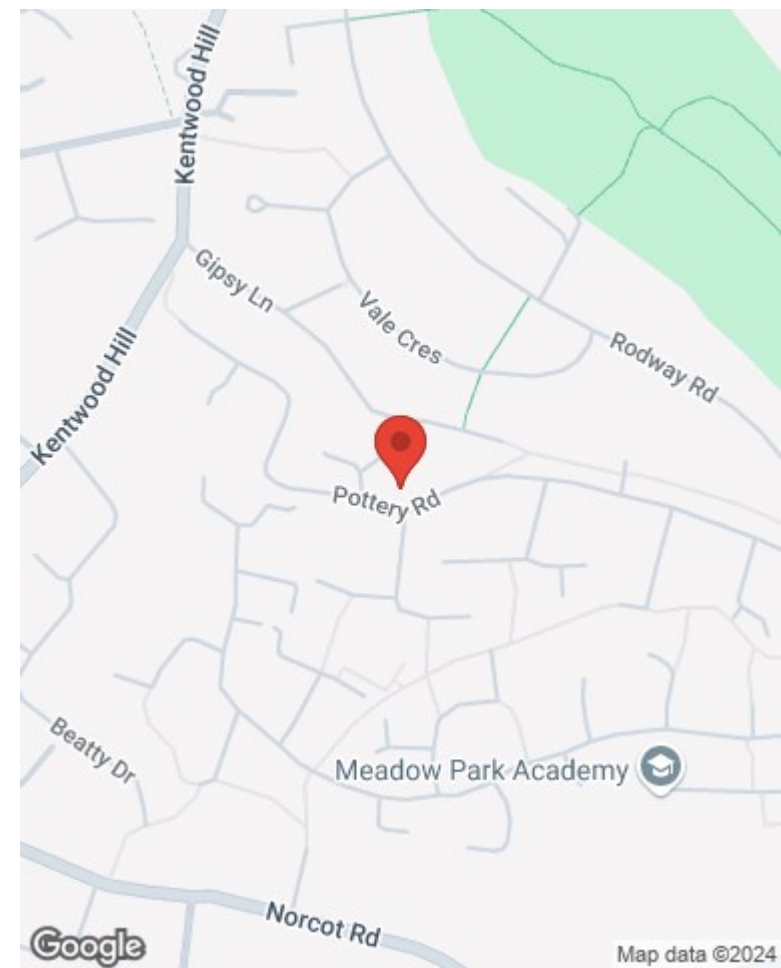
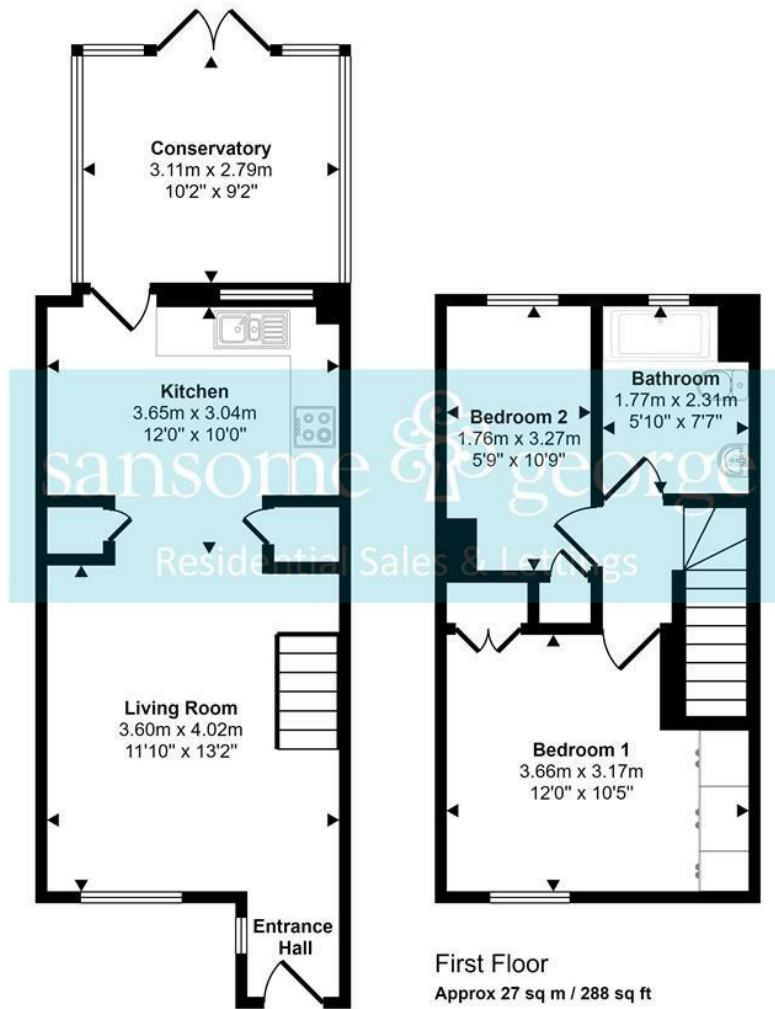
The exterior offers a fully enclosed hardscaped rear garden mainly paved with gated rear access leading to a single garage in nearby row approached via drive way parking the front.

This fantastic home must be seen to be appreciated, please contact Sansome & George Estate Agents for further information or to arrange a viewing at your earliest convenience.

Reading Borough Council - Band C



Approx Gross Internal Area  
64 sq m / 686 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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](mailto:reading@sansome-george.com)