



sansome  george

**22 Portland Gardens, Tilehurst, Reading, RG30 4QH**  
**Guide Price £375,000 Freehold**

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Residential Sales & Lettings

- Two Bedroom Semi Detached Home
- Spacious Open Plan Lounge Dining Room
- Magnificent Refitted Bathroom
- Beautifully Maintained Rear Garden
- Gated Side Access

- Sought After Cul De Sac Location
- Modern Fitted Kitchen
- Two Generous Double Bedrooms
- Outbuilding With Light And Power
- Ample Driveway Parking

A well presented two bedroom semi detached home situated within a sought after cul de sac location, ideally positioned within easy reach of a wide range of local amenities and conveniences. These include regular bus services, well regarded Primary and Secondary Schools, and both The Meadway Precinct and Tilehurst Triangle, which offer an excellent selection of shops, supermarkets, cafes, banks and public houses. Reading Town Centre, with its mainline railway station providing fast links to London, is approximately four miles away, while Junction 12 of the M4 motorway and Calcot Retail Park are within approximately three miles via the A4 Bath Road. The property is therefore perfectly placed for both local amenities and convenient commuter access.

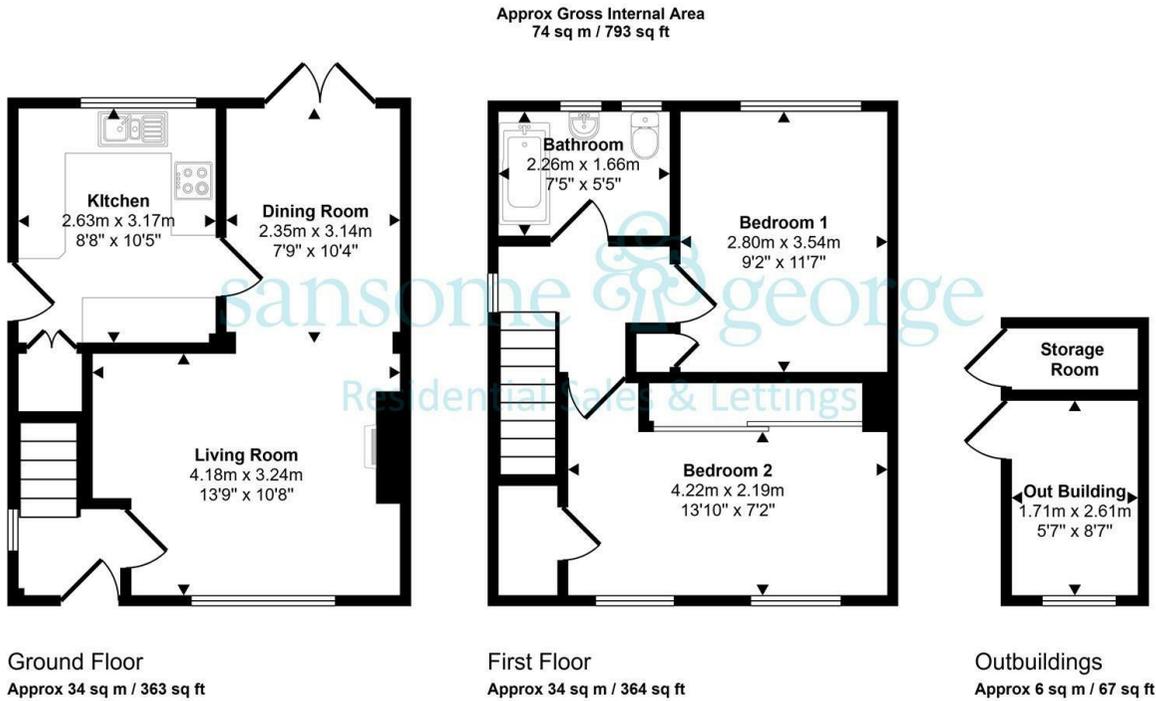
Accommodation comprises an entrance hall with stairs rising to the first floor, a light and airy open plan lounge dining room with UPVC double glazed doors opening onto the rear garden, and a modern fitted kitchen offering a range of high and low level storage cupboards with ample work surface space. A UPVC double glazed door from the kitchen provides access to the side of the property and in turn the front and rear gardens. The first floor offers two well proportioned double bedrooms which are serviced by a magnificent refitted bathroom featuring a shower over the bath.

Externally, the rear garden has been beautifully maintained and landscaped. It is fully enclosed and mainly laid to lawn with a patio seating area and a variety of mature shrubs and plants to the borders. There is also a useful outbuilding with light and power, ideal for storage. Gated side access leads to the front of the property where there is ample driveway parking.

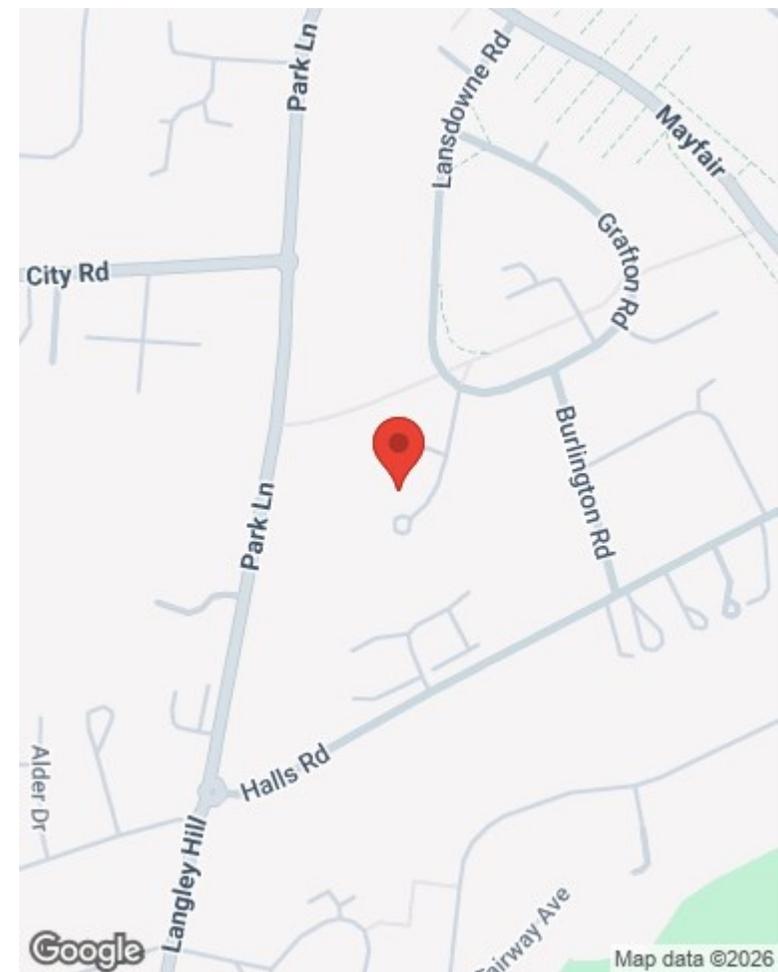
Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Tax Band C





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.

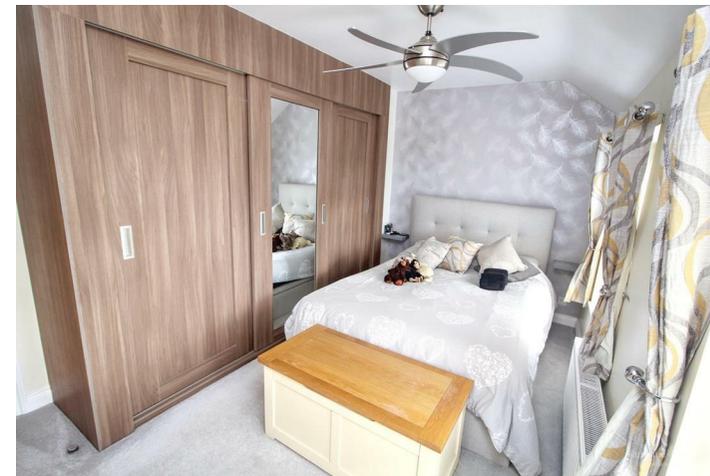


| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         | <b>86</b> |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

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