



81 Tay Road

Tilehurst, RG30 4DR

Guide price £335,000 Freehold



DESCRIPTION

VP - Presented to the market is this end-terrace house on Tay Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the living space. The house boasts one bathroom and one downstairs W/C which add to the convenience of daily living.

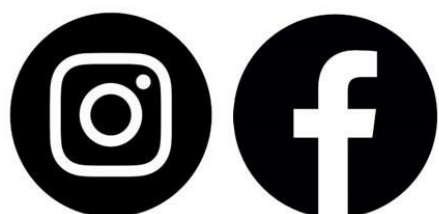
One of the standout features of this property is its prime location. Residents will benefit from easy access to a variety of local schools, shops, and transport links, making daily life both convenient and enjoyable. Additionally, the bustling Reading town centre is just a short distance away, offering a wealth of amenities, dining options, and cultural experiences. Close to main bus stops such as a 9-minute walk to Romany Lane (17) and a 5-minute walk to Ranikhet (15).

On sunny days, thanks to the solar panels, you can often avoid turning on the hot water, which helps you save significantly on bills. Radiators and hot water can be controlled both manually and remotely via an app.

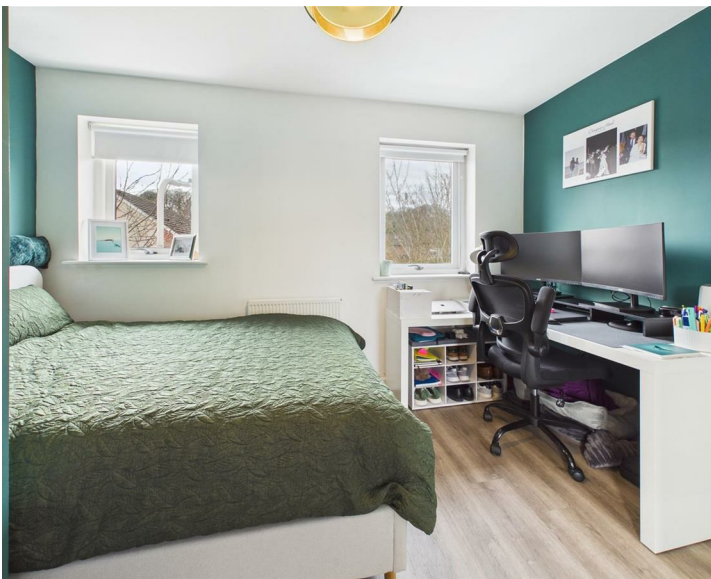
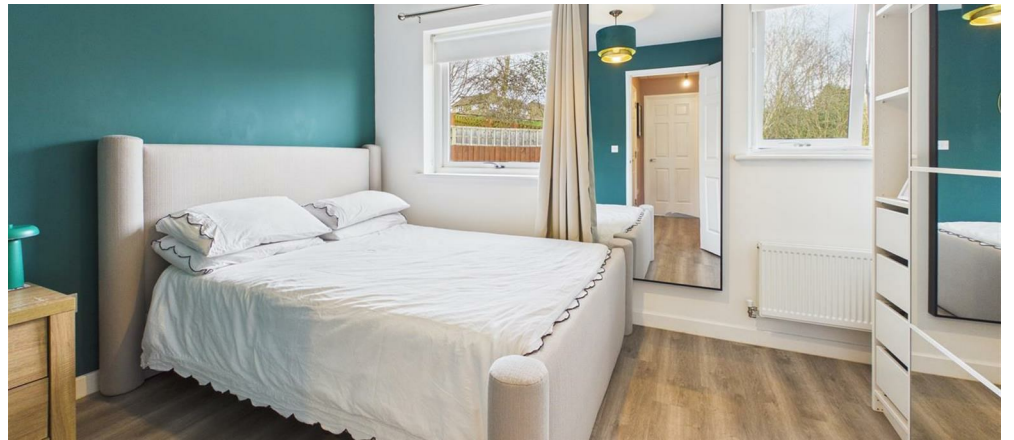
SUMMARY OF ACCOMMODATION

- Council Tax Band: C (Reading)
- END TERRACE
- PARKING
- SIDE ACCESS
- GARDEN PATIO AND LAWN
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS W/C

Get Social

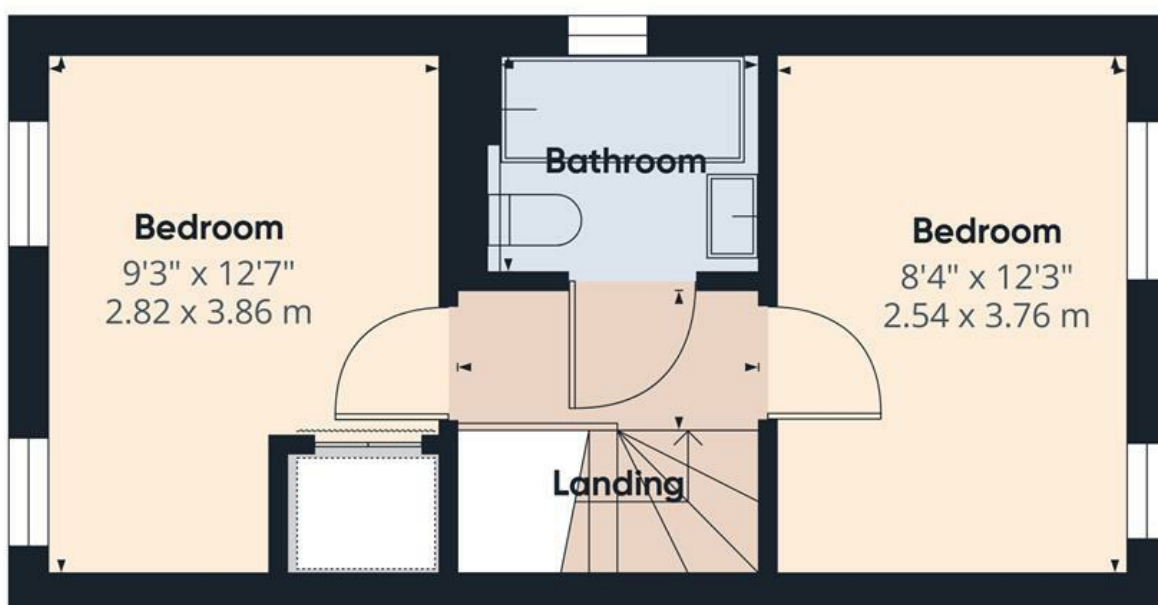


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WC

Ground Floor



Floor 1



Approximate total area⁽¹⁾
567 ft²
52.8 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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