



78 Lower Elmstone Drive
Tilehurst, RG31 5PA



Guide price £250,000 Leasehold

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78 Lower Elmstone Drive

DESCRIPTION:

VP - NO ONWARD CHAIN. Presented to the market is this charming two-bedroom ground floor maisonette offering a delightful blend of comfort and convenience. The property features a welcoming living/dining room, perfect for relaxation and entertaining. The refitted kitchen is both functional and stylish, catering to all your culinary needs.

The two well-proportioned bedrooms provide ample space for rest, with bedroom two offering direct access to a private rear garden. This outdoor space is a true gem, allowing for peaceful moments in nature or the perfect setting for summer gatherings. The garden also benefits from side access, enhancing its usability.

Completing this attractive property is a modern bathroom and the added bonus of a garage located in a nearby block. The maisonette is ideally situated within walking distance to Tilehurst centre, where you will find a variety of amenities and excellent bus routes, making commuting and daily errands a breeze.

Council tax band - C
Lease - 119 years left
Ground rent - Circa £250 p/a

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- GARAGE NEARBY
- TWO BEDROOMS
- REFITTED KITCHEN
- 360 VIRTUAL TOUR
- PRIVATE GARDEN WITH ACCESS FROM BEDROOM
- GROUND FLOOR
- SIDE ACCESS TO GARDEN
- 119 YEARS LEFT ON LEASE

ADDITIONAL INFO:

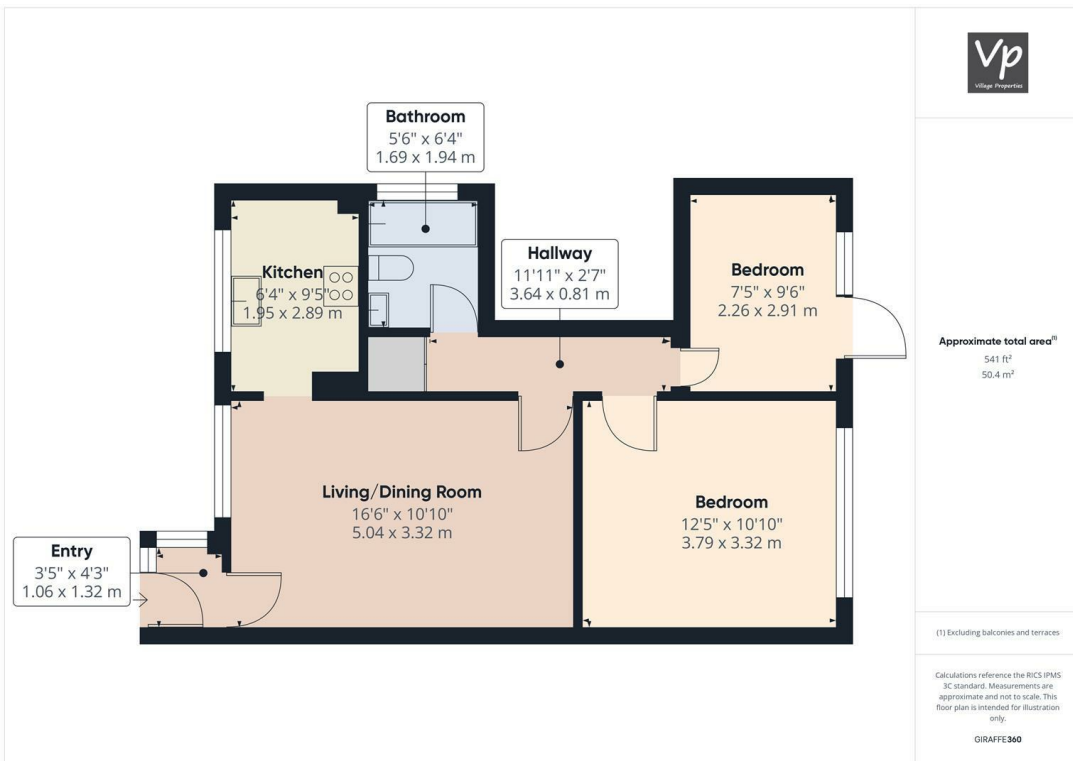
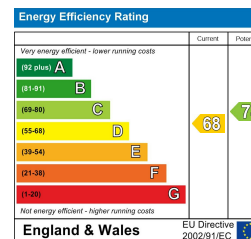
Approx.net floor area: 542 sq.ft/50.4 sq.m

Local Authority: Reading Borough Council Tax Band: C

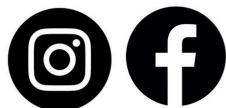
Approx. Distances:
Tilehurst Railway Station: 1.5 miles
Reading Town Centre: 3.8 miles
M4 Motorway (J12): 2.7 miles

VIEWING STRICTLY BY APPOINTMENT:

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