



59 Corwen Road, Tilehurst, Reading, Berkshire, RG30 4ST
£230,000 Share of Freehold

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Residential Sales & Lettings

- First Floor Maisonette
- To Be Sold With A 50% Share Of The Freehold
- 2 Garages/Outbuildings In A Row Nearby
- Fitted Kitchen/Breakfast Room
- 3 Piece Bathroom
- No 'Onward Chain'
- Larger Than Average Private Enclosed Rear Garden
- Spacious Living Room
- 2 Double Bedrooms
- UPVC Double Glazing & GRCH

Offered to the market with no 'onward chain', this well presented first floor two bedroom maisonette is ideally located just a short distance from the centre of Tilehurst Village. The property enjoys excellent transport links, with regular bus services yards away into Reading Town Centre, which is less than four miles to the east. A wide range of local amenities is within a five minute walk include Blagrove Recreation Ground, shops, cafés, supermarkets, a post office, and pharmacies. The area is also well served by primary and secondary schools as well as local with nurseries.

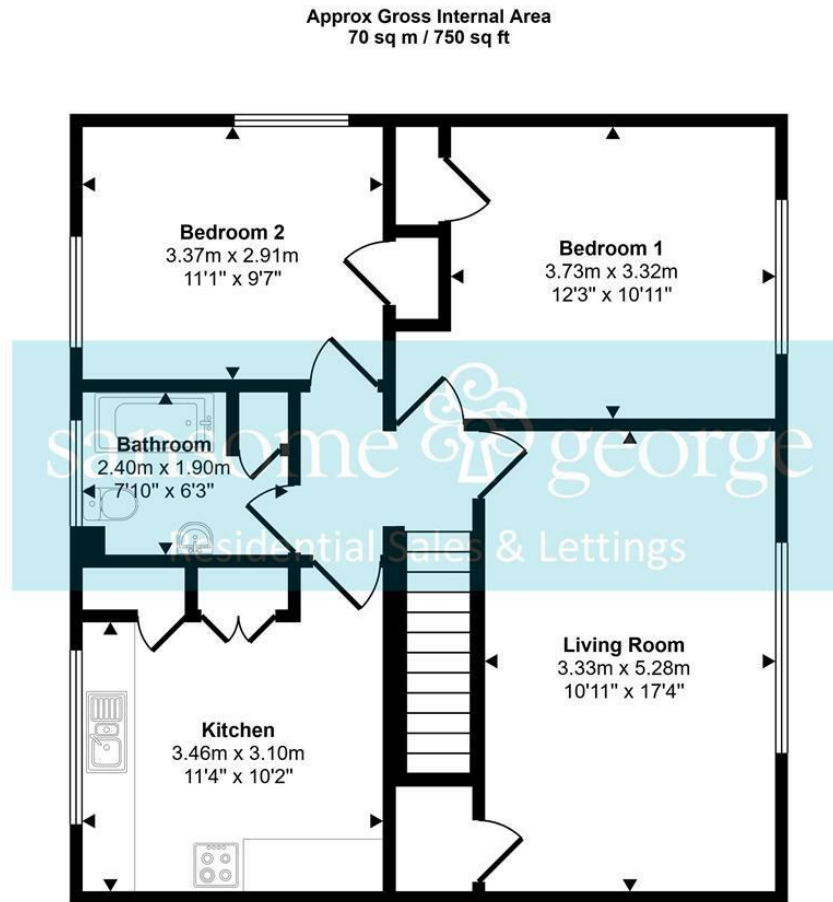
Positioned on the first floor, accommodation is approached via a private UPVC front door at ground level leading to an entrance hall with stairs rising to the first floor. The layout includes a comfortable living room, a spacious kitchen/breakfast room with ample storage and work surface space, two double bedrooms, and three-piece bathroom. Additional features include UPVC double glazing and gas fired central heating to radiators.

Outside, the property benefits from a larger than average rear garden, mainly laid to lawn with a patio area and fully enclosed by wooden fencing providing a private and secure outdoor space. There are also two garages/outbuildings to the side of the property in a row which are also included within the sale.

PURCHASERS NOTE - The seller has advised that the property will be sold with a 50% Share of Freehold with the remaining 50% of the Freehold being owned by the ground floor maisonette below (57 Corwen Road). Further information is available upon request.

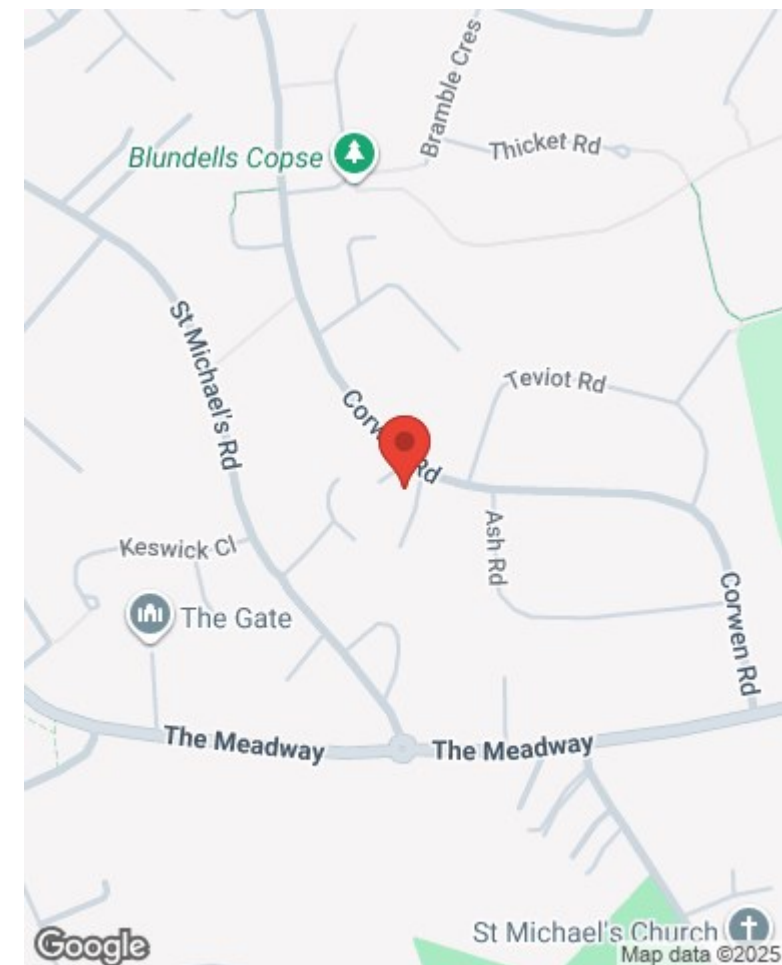
Reading Borough Council - Band B





Floorplan

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.

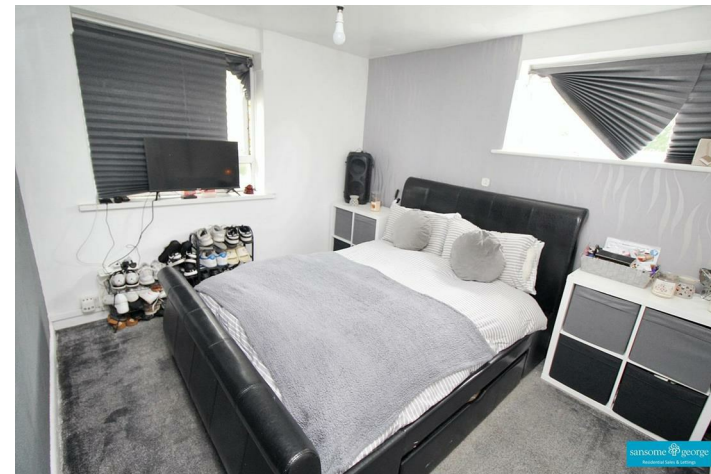


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

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