



20 Taff Way, Tilehurst, Reading, RG30 4BA  
£225,000 Leasehold

sansome george  
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Residential Sales & Lettings



- 2 Bedroom Ground Floor Maisonette
- Rear Aspect Kitchen
- Gas Radiator Central Heating
- Off Road Parking
- Front & Rear Gardens
- Bay Fronted Living Room
- 3 Piece Bathroom
- UPVC Double Glazed Windows
- Garage
- No Onward Chain

Located in a popular residential area of Tilehurst, this attractive bay-fronted ground floor maisonette offers spacious and well-maintained accommodation with excellent access to local amenities. The property is ideally positioned close to regular bus services, a variety of local shops, and within easy reach of Tilehurst Village and Reading town centre.

The internal accommodation comprises an entrance hall, a bright and spacious bay-fronted living room, a fitted kitchen, two good-sized bedrooms, and a modern bathroom. The property benefits from gas radiator central heating and double glazed windows throughout.

Externally, the property enjoys both front and rear gardens, ideal for outdoor relaxation or entertaining, as well as a garage providing useful storage or parking.

Offered to the market with no onward chain, this property is an excellent opportunity for first-time buyers, downsizers, or investors looking for a well-connected home in a popular location.

Please contact Sansome and George Tilehurst to request a viewing.

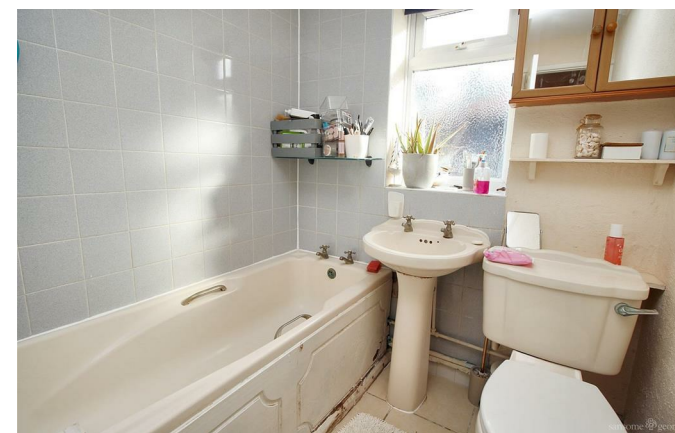
Council Tax band B - Reading Borough Council

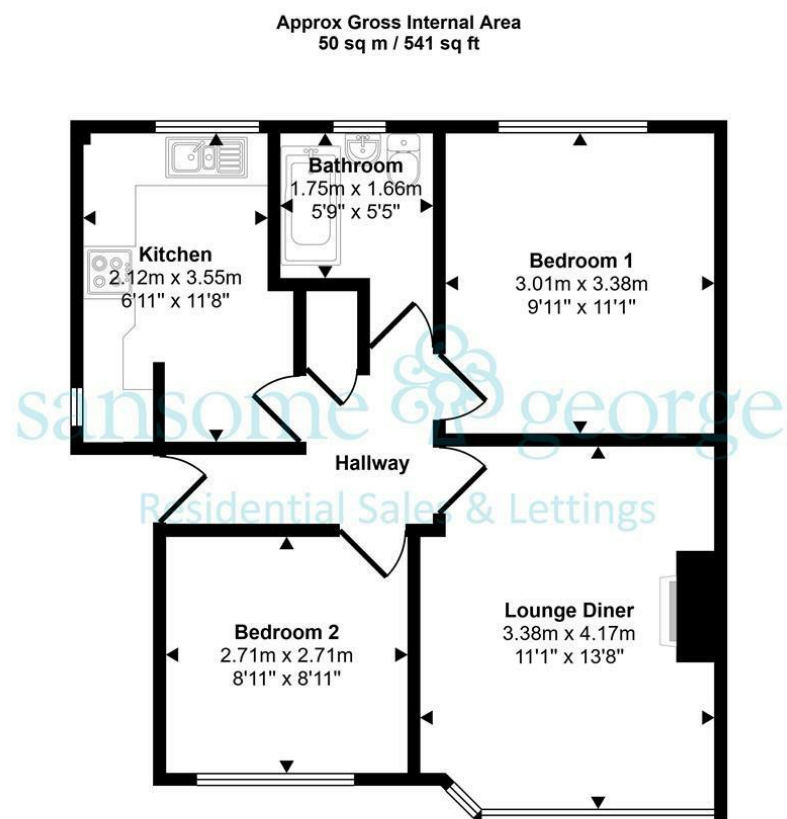
Lease - 122 years remaining

Service charge - Not applicable

Ground Rent- £250.00 per year

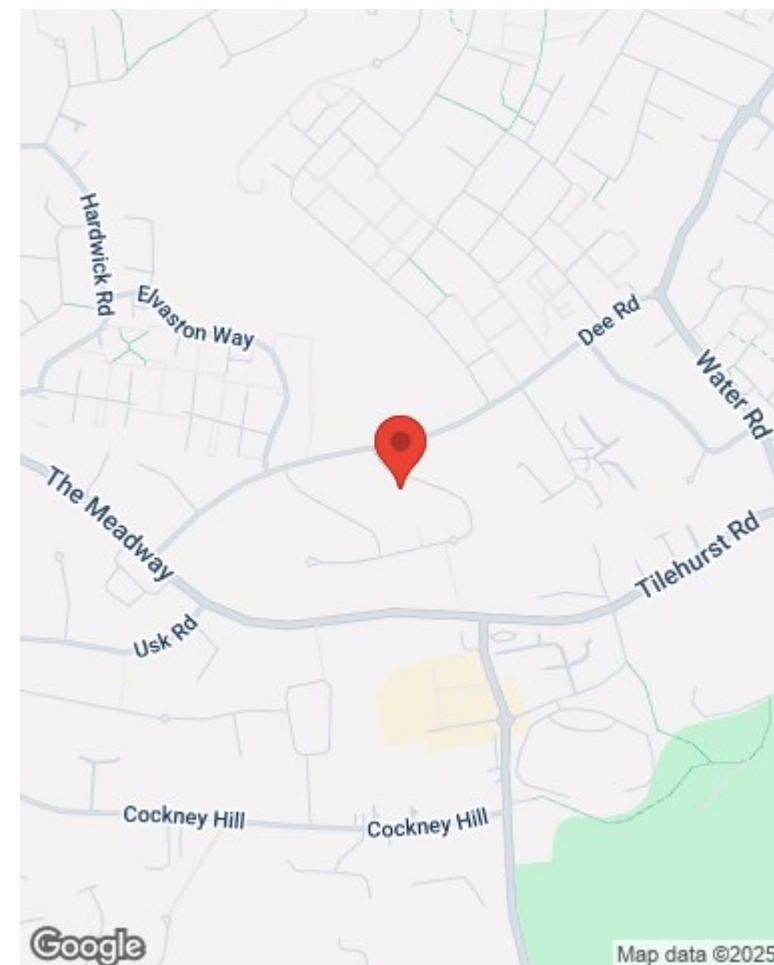
Buildings Insurance - £255.00 per year





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) <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	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) <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	EU Directive 2002/91/EC

#### Misrepresentation and Misdescriptions Acts

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