



# 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.

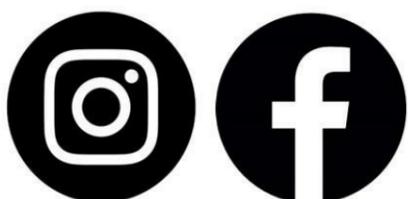
One of the standout features of this property is its prime location. Residents will benefit from easy access to a variety of local schools, shops, and transport links, making daily life both convenient and enjoyable. Additionally, the bustling Reading town centre is just a short distance away, offering a wealth of amenities, dining options, and cultural experiences.

Council Tax Band: C (Reading)

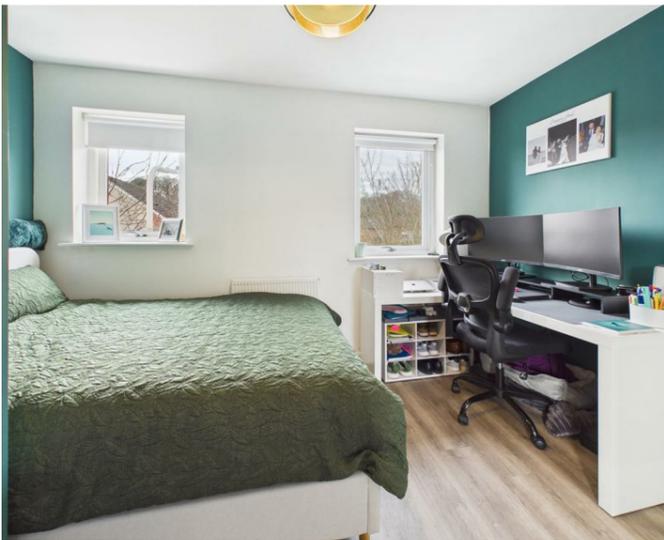
### SUMMARY OF ACCOMMODATION

- END TERRACE
- PARKING
- SIDE ACCESS
- GARDEN PATIO AND LAWN
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS W/C

Get Social

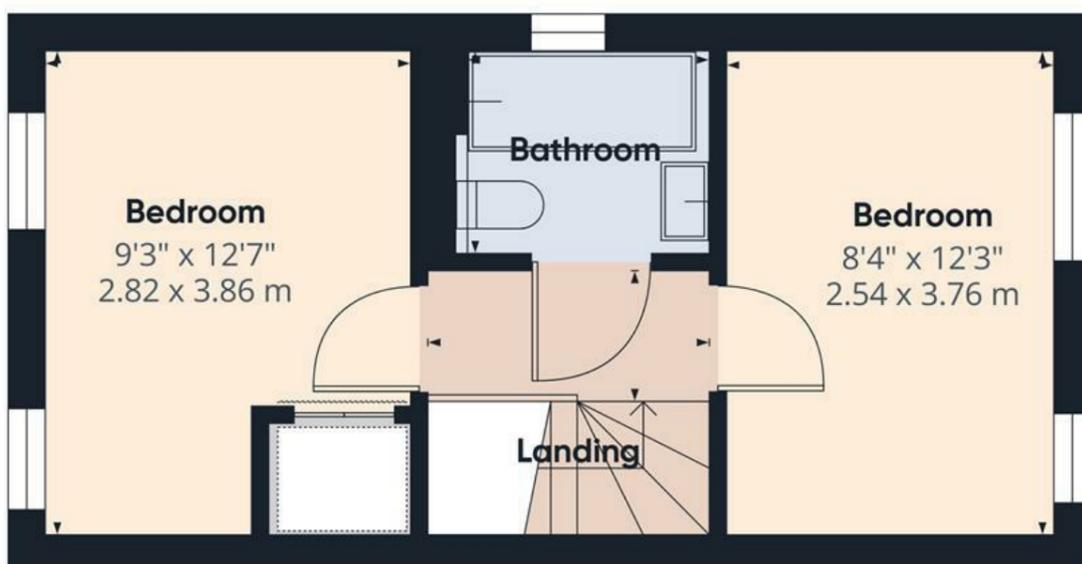


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WC

Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
567 ft<sup>2</sup>  
52.8 m<sup>2</sup>

(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.

GIRAFFE360

