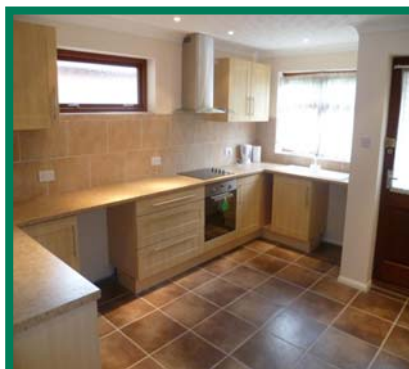
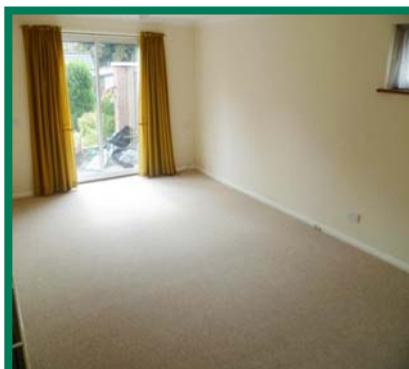


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Guide Price £300,000 Freehold

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A Two Bedroom Detached Bungalow located in a popular Thames side village on the Western fringes of Reading. The River Thames, miles of open countryside, local shops, schools and bus services are conveniently located minutes away. Having been fully refurbished throughout, the property features a 20' Living Room, 15' re-fitted Kitchen, Bathroom, Shower Room, two 'double' Bedrooms, a low maintenance Rear Garden, Outbuildings, ample Off Road Parking and Garage. Offered with the advantage of 'No Onward Chain'.

Please contact Tilehurst and Purley-On-Thames office on (0118) 9420 500.



Shower Room

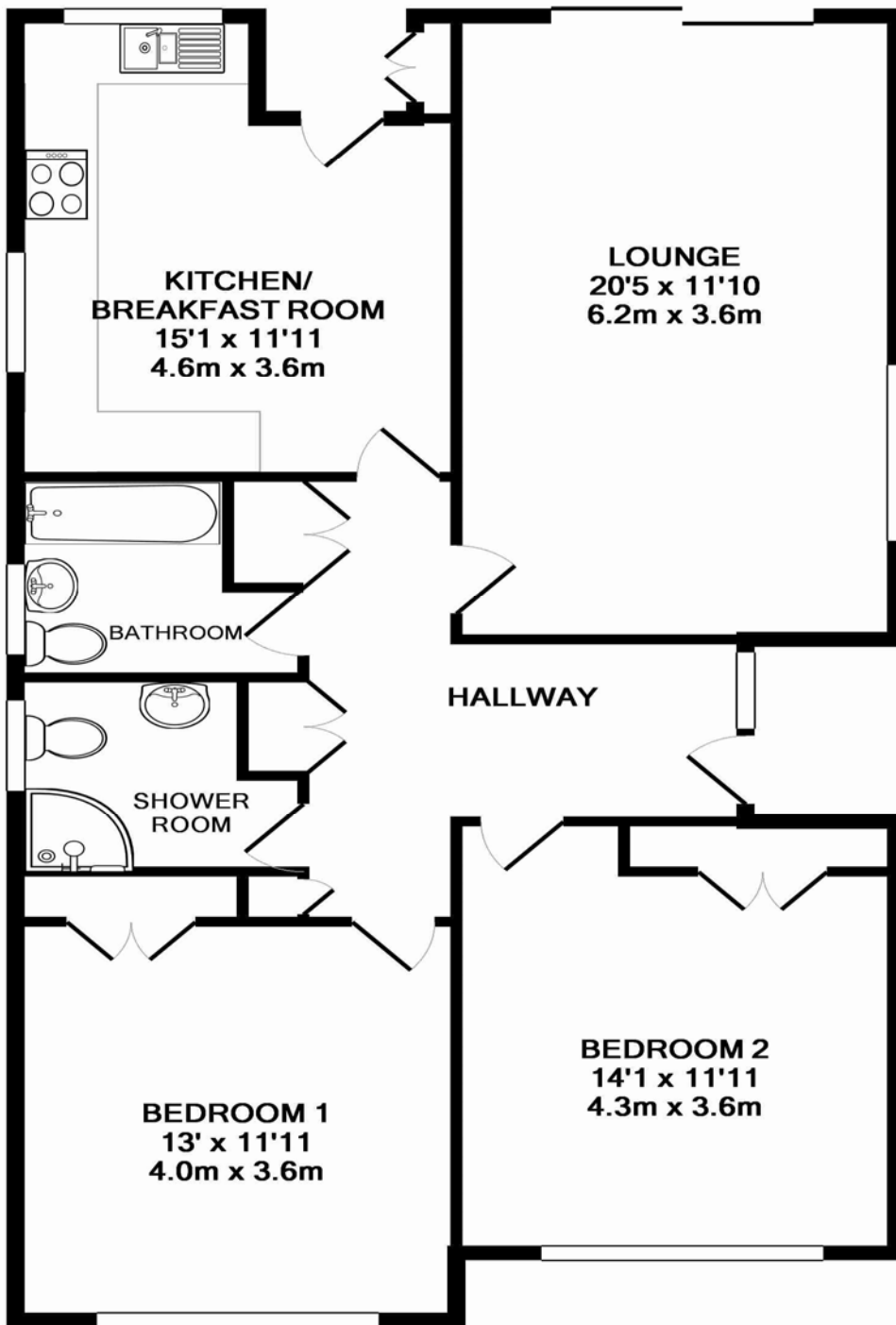


Rear Garden

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Floor Plan



TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.3 SQ.M.)
Made with Metropix ©2010

PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



Hallway



Bedroom



Re-Fitted Bathroom



Garage & Workshop



Rear Garden



Rear View Of Property