

# SANSOME & GEORGE

Residential Sales & Lettings

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## Condor Close, Tilehurst, Reading, Berkshire, RG31 6FD



Located in a pocket development exclusive to over 55's is this 'Retirement' Bungalow (with 'on-call' Resident Warden assistance) which has been redecorated throughout and boasts a re-fitted Kitchen and Bathroom. This popular property offers Entrance Hall, Living Room, Kitchen, Two Bedrooms and Bathroom, all with wheelchair access. Located within metres of a regular Bus Route into Tilehurst Village and Reading Town Centre and 'Tesco Express' Supermarket, this property must be viewed to be appreciated. Tilehurst & Purley-on-Thames Office (0118) 9420 500

**£177,500**

### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

**0118 959 3333**

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### Tilehurst & Purley

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Tilehurst RG31 6FA

**0118 942 0500**

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### Lettings & Management

298 Oxford Road  
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**0118 939 1999**

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Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

**ENTRANCE HALL** UPVC double glazed front door with flanking full length UPVC double glazed frosted window, coved and textured ceiling, radiator. Door to Living Room and opens to:-

**KITCHEN** (10'9" x 7'4") Side aspect UPVC double glazed window and side aspect UPVC double glazed courtesy door to Rear Garden. Coved and textured ceiling, emergency panic cord, radiator, built in storage cupboard and ceramic tiled floor. Re-fitted with a comprehensive range of matching base and eye level units with rolled edge work top surfaces and tiled inset surrounds, appliance space with electric cooker point and stainless steel filter hood over, single bowl single drainer inset sink unit with mixer tap, appliance space for tall standing fridge / freezer, plumbing for automatic washing machine and plumbing for slim line dishwasher.



**LIVING ROOM** (16'1" x 12'1") Front aspect UPVC double glazed window, coved and textured ceiling, radiator, feature contemporary wall mounted electric fire, emergency panic cord, wall mounted thermostat control for central heating, TV and telephone points. Door to:-



**HALLWAY** with coved and textured ceiling with inset hatch providing access to partially boarded Loft Space. Built in airing cupboard housing factory lagged hot water cylinder and slatted shelving. Wall mounted intercom system and doors to:-.

**BEDROOM 1** (12'5" x 8'10") Rear aspect UPVC double glazed window, coved and textured ceiling, radiator, emergency panic cord, telephone point and built in double wardrobe with sliding doors.



**BEDROOM 2** (10'5" x 8'11") Rear aspect UPVC double glazed window, coved and textured ceiling, radiator, emergency panic cord.

**BATHROOM** Side aspect UPVC double glazed frosted window, textured ceiling with inset extractor fan, radiator and emergency panic cord. Matching three piece white suite comprising low level WC with push button flush, vanity unit with bowl sink and mixer tap with storage below and panel enclosed bath with electric shower over and glazed shower screen.



## OUTSIDE

### PARKING

Allocated parking for one car in a nearby bay.

### GARDENS

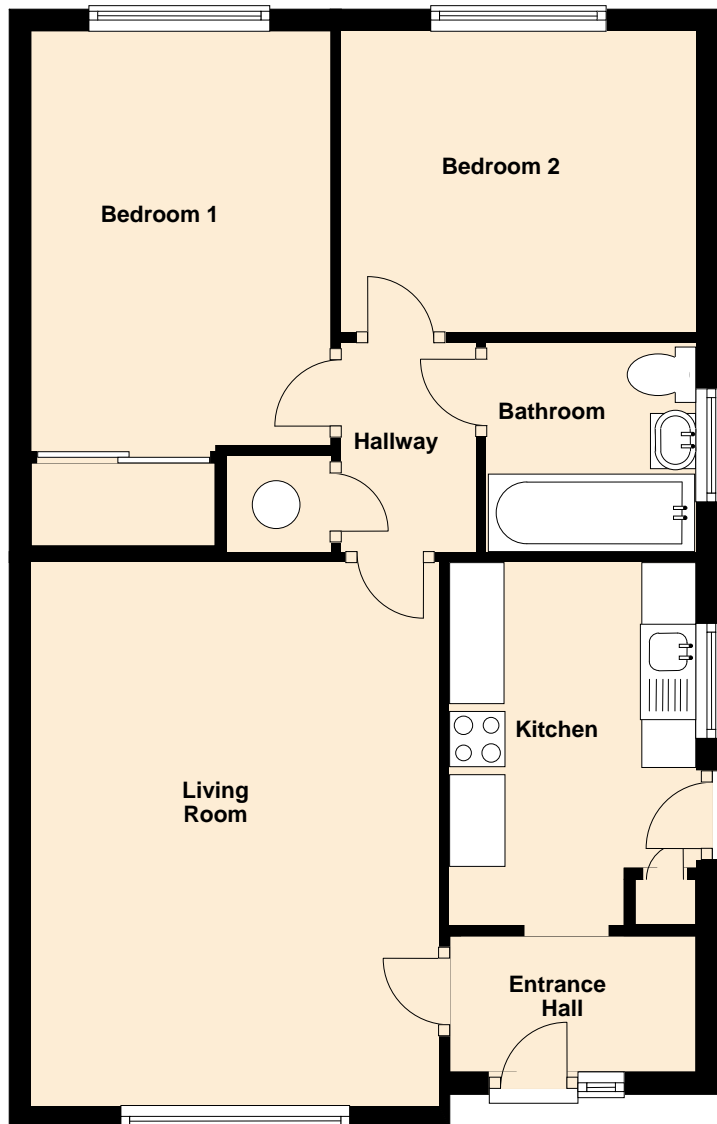
**TO THE FRONT** is a lawned garden with flower and shrub borders enclosed by close board wooden fencing with secure gate opening to path to Covered Entrance Porch with Front Door. Secure pedestrian gate gives pedestrian access to Rear Garden.

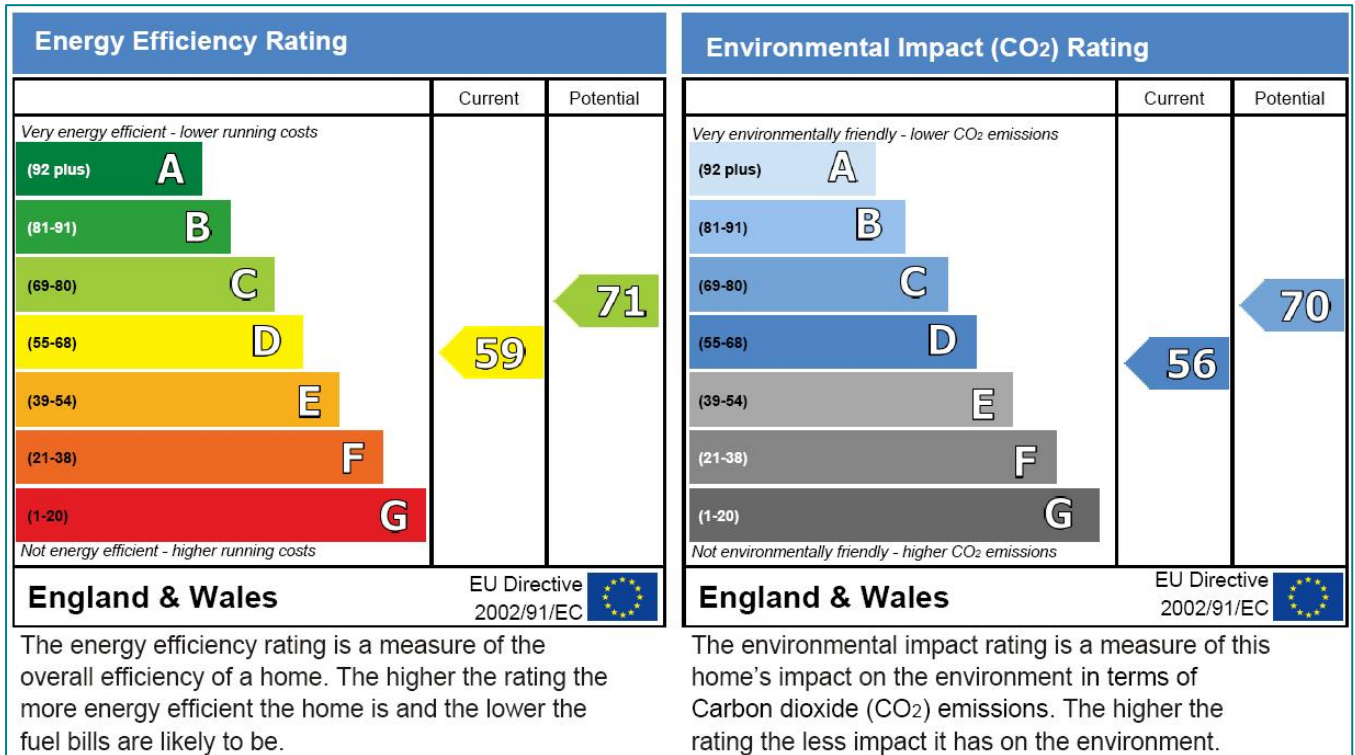
**TO THE REAR** is a paved patio with adjoining lawn with flower and shrub beds enclosed by wooden panel fencing.

## LEASEHOLD INFORMATION

(As advised by the Vendor)

Maintenance Fee, Ground Rent & Buildings Insurance is currently £113.00 per month. (2008 – 2009)





#### 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.