

31 Wyre Court, Tilehurst, Reading, Berkshire, RG31 6FU



Located in a popular cul-de-sac abutting playing fields is this desirable Ground Floor Studio Apartment, offered with the advantage of 'No Onward Chain' and ideal as a First Time or Investment purchase. Tesco's Express, a regular Bus service into Tilehurst Village and Reading Town Centre, Tilehurst Train Station and the River Thames in nearby Purley are all within walking distance. Boasting UPVC double glazing, communal maintained grounds and allocated Parking, early interest in this property is anticipated so an early viewing comes highly recommended. Tilehurst & Purley-on-Thames Office (0118) 9420 500

£94,950

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COMMUNAL ENTRANCE

Security Entry Door and Front Door to:-

ENTRANCE HALL

Coved and textured ceiling, phone for Security Entry System. Door to Bathroom and:-

LOUNGE / BEDROOM

(14'7" x 9'10" plus door recess) Twin rear aspect UPVC double glazed windows, coved and textured ceiling, wall mounted electric storage heater, TV and telephone points, fitted 'pull down' double bed with flanking fitted wardrobes, additional built in storage cupboard. Sliding door to:-



KITCHEN

(9'3" x 5'4") Rear aspect UPVC double glazed window, textured ceiling and wall mounted electric fan heater. Fitted with a range of matching base and eye level units with rolled edge work top surfaces incorporating Breakfast Bar with tiled surrounds, appliance space with electric cooker point and filter hood over, single bowl single drainer stainless steel inset sink unit with mixer tap, recess for Tall standing fridge / freezer and plumbing for automatic washing machine.



BATHROOM

Textured ceiling with inset extractor fan, high level internal window to Kitchen and wall mounted electric fan heater. Matching three piece white suite with tiled surrounds comprising low level W/C, wall mounted pedestal wash basin and twin grip panel enclosed bath with electric shower over. Built in airing cupboard housing factory lagged hot water cylinder and slatted shelving.



OUTSIDE

PARKING

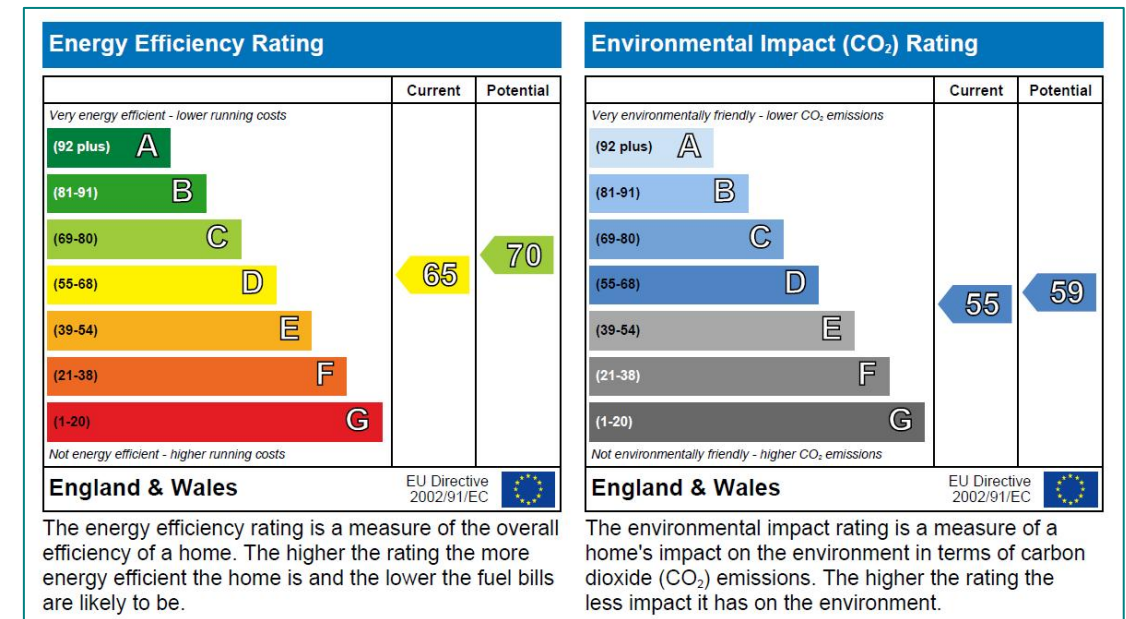
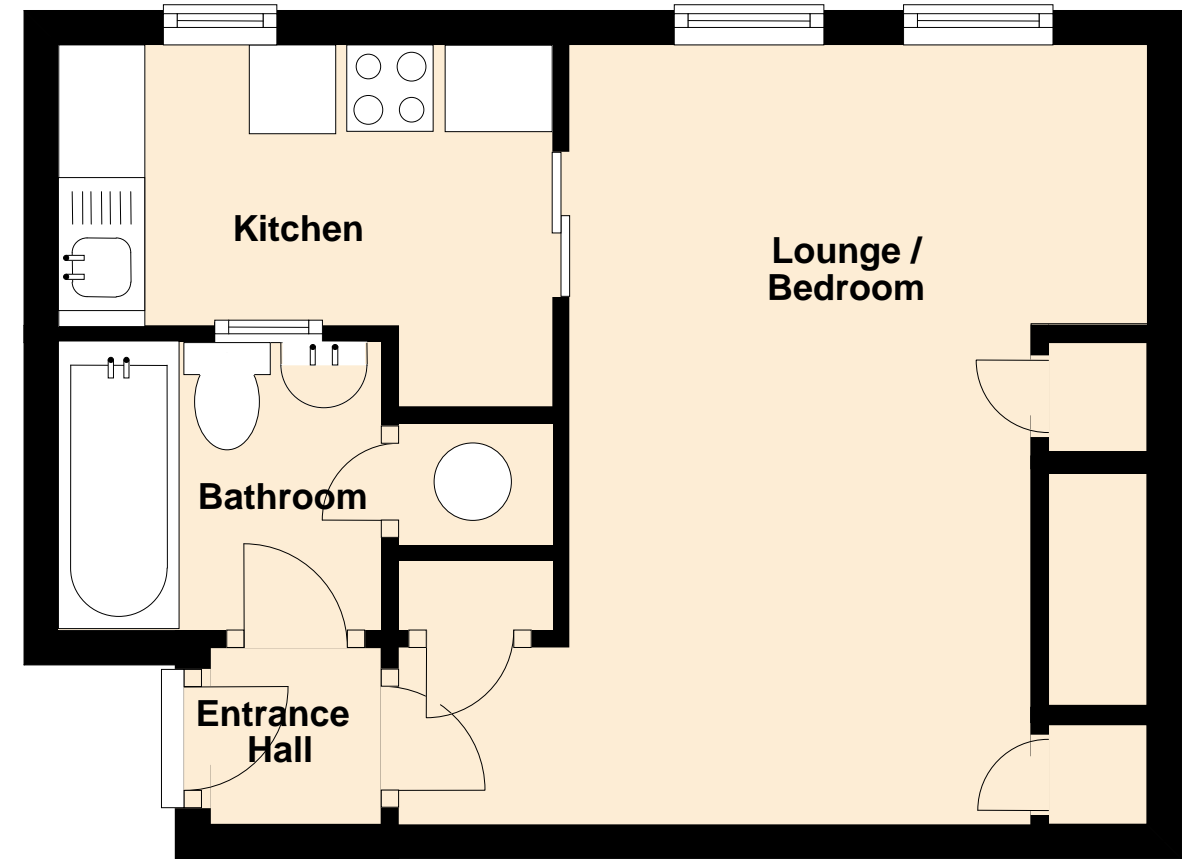
Allocated Residents parking and ample Visitors parking to the Rear of the property.

GARDENS

Maintained lawned Gardens surround the property for communal use by residents.

LEASEHOLD INFORMATION

To Be Confirmed



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.