



**21 Riverside Park Scours Lane, Tilehurst, Reading, RG30 6AX**  
**Guide price £115,000 Freehold**

- NO ONWARD CHAIN
- TWO BEDROOMS
- PARK HOME
- WOODLAND & RIVER THAMES VIEWS
- 360 VIRTUAL TOUR
- GAS CENTRAL HEATING

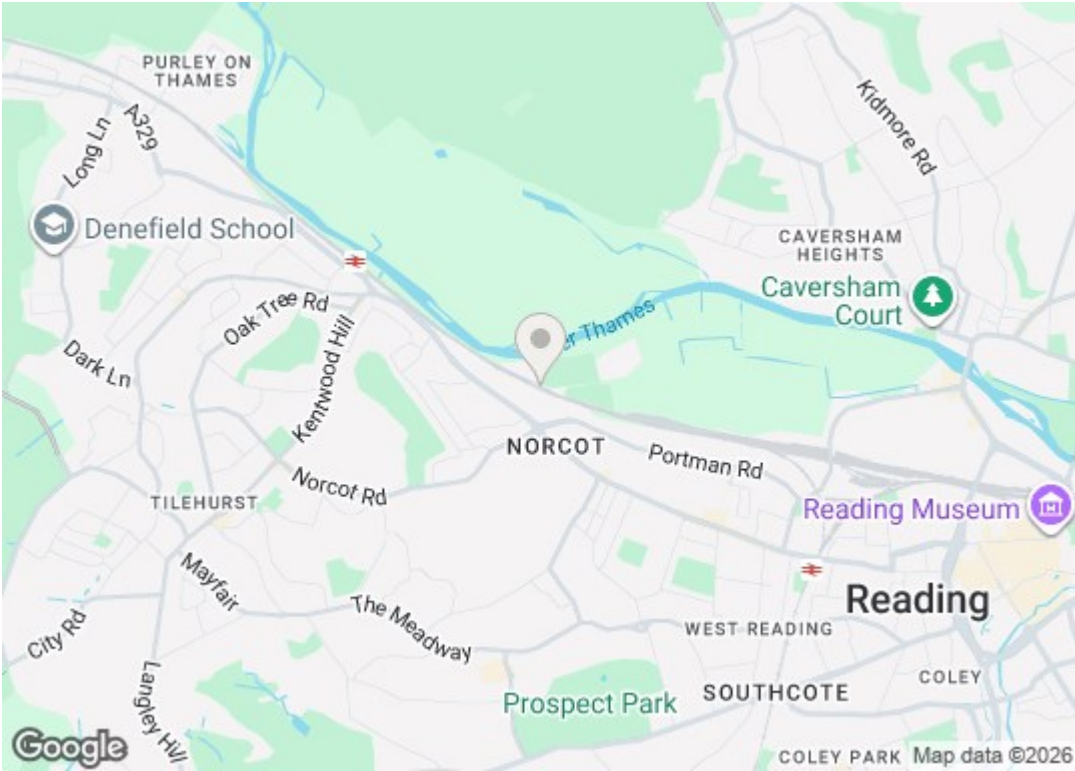


VP - NO ONWARD CHAIN & 360 VIRTUAL TOUR

Presented to the market is this two bedroom detached Park Home on Riverside, Scours Lane with allocated parking and a court yard garden. The property comprises two bedrooms, shower room, kitchen and a living/dining room.

The property is conveniently positioned 0.4 Miles from Waitrose, 1.1 miles from Tilehurst Train station. and 0.4 miles from the closest bus stop, which takes you directly into Reading town centre.

Ground Rent: TBC PCM  
Council tax band - A



ADDITIONAL  
INFORMATION

DIRECTIONS

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



Approximate total area<sup>(1)</sup>  
397 ft<sup>2</sup>  
37 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

**Shower Room**  
3'5" x 8'10"  
1.06 x 2.70 m

**Kitchen**  
6'0" x 9'6"  
1.84 x 2.92 m

**Living/Dining Room**  
11'9" x 9'4"  
3.59 x 2.86 m

**Bedroom**  
10'0" x 7'7"  
3.05 x 2.33 m

**Bedroom**  
5'7" x 8'11"  
1.72 x 2.72 m

**Hallway**  
8'1" x 2'10"  
2.47 x 0.87 m



