



4  1  1 

Cockney Hill, Tilehurst, Reading

BELVOIR!

£650,000



Key Features

- > Four Bedroom Detached Bungalow
- > Freehold
- > Council Tax Band - F
- > EPC Rating -
- > No Onward Chain
- > In Need Of Refurbishment
- > Approached Via A Private Drive

NO ONWARD CHAIN - A rare opportunity to acquire this detached bungalow which is tucked away down a private drive shared by just one other property located off one of the most sought-after roads in Tilehurst. In need of refurbishment but offering enormous potential the accommodation comprises of an entrance hall, cloakroom, kitchen, separate utility room, "L" shaped lounge/dining room, four bedrooms and a shower room.

Outside the mature gardens, which provide a high degree of privacy, wrap around the property on three sides and offer excellent scope for extension subject to the usual planning consents. There is also a drive and a single garage which has an electric roller door.



AGENTS NOTE : PLEASE BE ADVISED THAT THERE IS NO GAS INTO THE PROPERTY BUT IT IS AVAILABLE AT THE TOP OF THE PRIVATE DRIVE,

ALSO PLEASE NOTE THAT WHILST PROBATE HAS BEEN APPLIED FOR IT HAS NOT YET BEEN GRANTED.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves,

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.



Approximate total area⁽¹⁾
1093.38 ft²
101.58 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk

01189 420777