



sansome  george

8 Bryant Place, Purley-on-Thames, West Berkshire, RG8 8ET
£335,000 Freehold

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Residential Sales & Lettings

- 2 Bedroom Mid Terrace Home
- Modern Fitted Kitchen Diner
- Gas Radiator Central Heating
- Close to Bowls & Sports Social Clubs
- Enclosed secluded Rear Garden With Gated Access

- Rear Aspect Living Room
- Modern Bathroom
- UPVC Double Glazed Windows
- Sought After No Through Road Location
- Parking for 2 Vehicles

A very well presented two bedroom mid-terrace home located in a sought after cul-de-sac in an elevated position of Purley on Thames. Locals Bowls, sports social club, community barn and local schools are all positioned close by. Pangbourne village consisting of a wealth of local amenities, Tilehurst railway station with direct links to central London and Waitrose supermarket are all easily accessible.

Accommodation comprises entrance hall, rear aspect living room with twin doors leading to garden, modern fitted kitchen diner, two double bedrooms and a three piece bathroom suite.

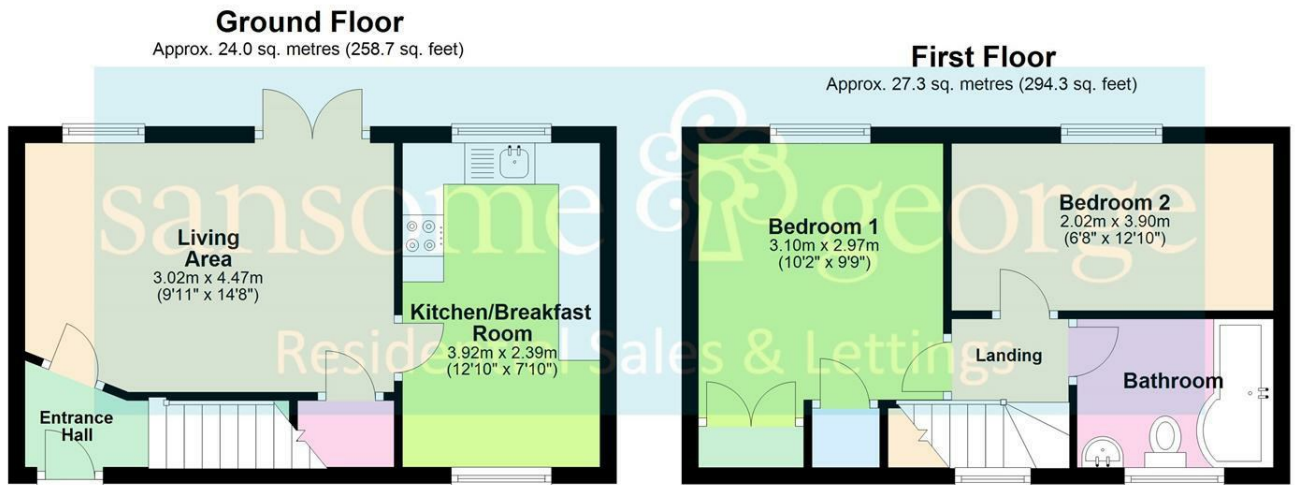
To the front has a small garden area and two parking spaces. The rear offers a secluded established garden with gated access.

The property features gas radiator central heating and UPVC double glazing.

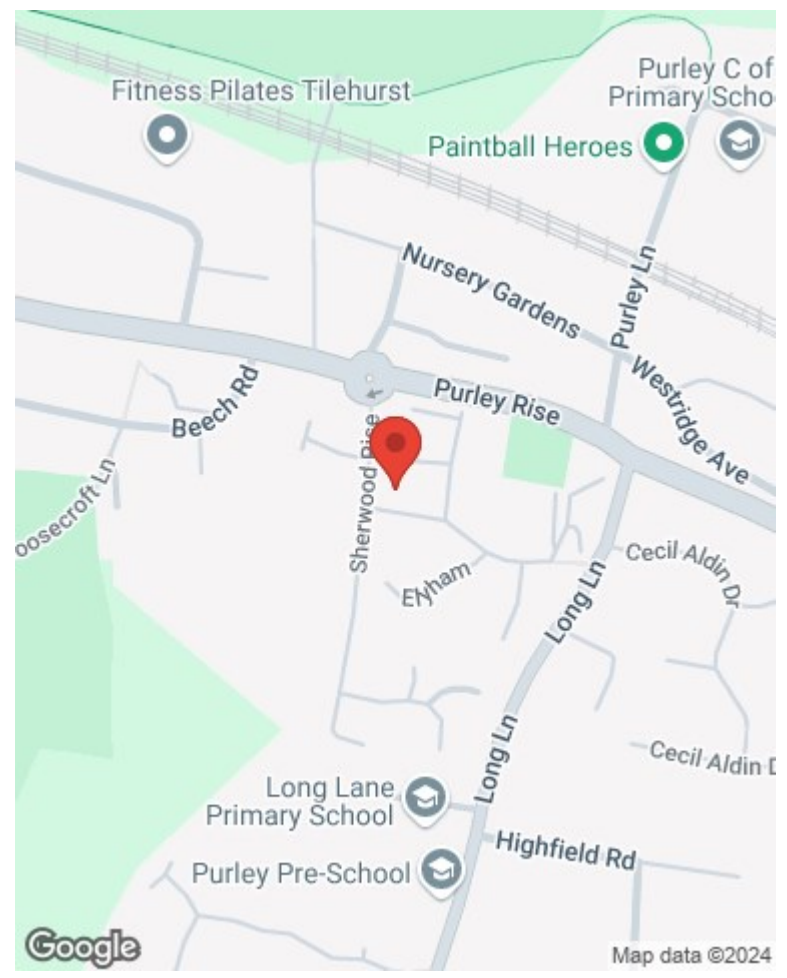
Council Tax Band - C - West Berkshire.

To request further information or to arrange viewing, please contact sole selling agent 0118 942 1500.





Total area: approx. 51.4 sq. metres (553.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	

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

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