



sansome  george

**7 Park Crescent, Reading, Berkshire, RG30 2NL**  
**£350,000 Freehold**

sansome  george  
Residential Sales & Lettings

- "turn key" Detached Bungalow
- Un-adpoted tree lined address
- Driveway Parking for 2 cars
- 13' Kitchen leading to 12' Conservatory
- Side aspect 3 piece Bathroom

- No 'Onward Chain' complications
- Located close to Park, Shopping Precinct and bus services.
- Dual aspect Living Room
- 2 'double' Bedrooms
- Low maintenance paved Rear Garden

A rare opportunity to acquire a completely redecorated Detached Bungalow located on a tucked away unadopted tree lined address within yards of Prospect Park, The Meadway Shopping Precinct and numerous regular bus services. Reading Town Centre and Tilehurst Village are a short commute or bus ride and offer a full host of amenities and services.

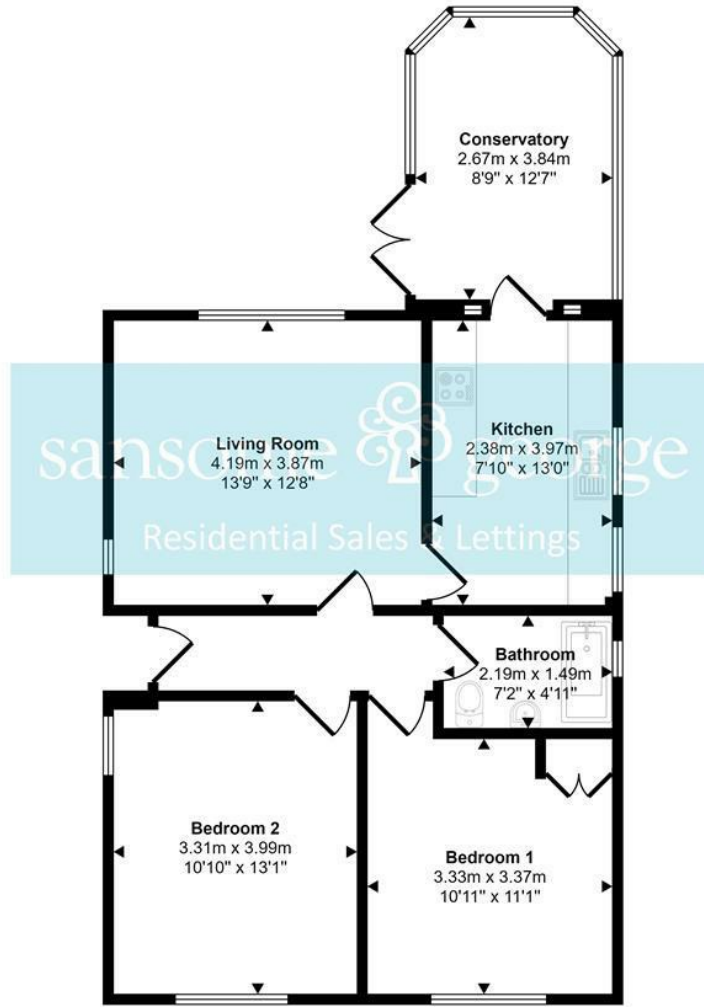
Offered to the market with the advantage of 'No Onward Chain' complications, this deceptively spacious 'turn key' home features parking for 2 cars to the front and with established and secluded low maintenance paved garden to the rear. The property is approached via a covered porch with front door opening to a central entrance hall which gives access to Living Room, two generous Bedrooms and a side aspect modern 3 piece Bathroom with white suite including shower over bath and heated towel rail. The dual aspect Living Room at the rear of the property opens to a modern fitted kitchen with integrated oven and hob. A door from the kitchen leads to a UPVC double glazed Victorian style conservatory with side aspect French Doors opening to the rear garden. Other general features to note include UPVC double glazed windows throughout and gas fired central heating to radiators.

Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band D

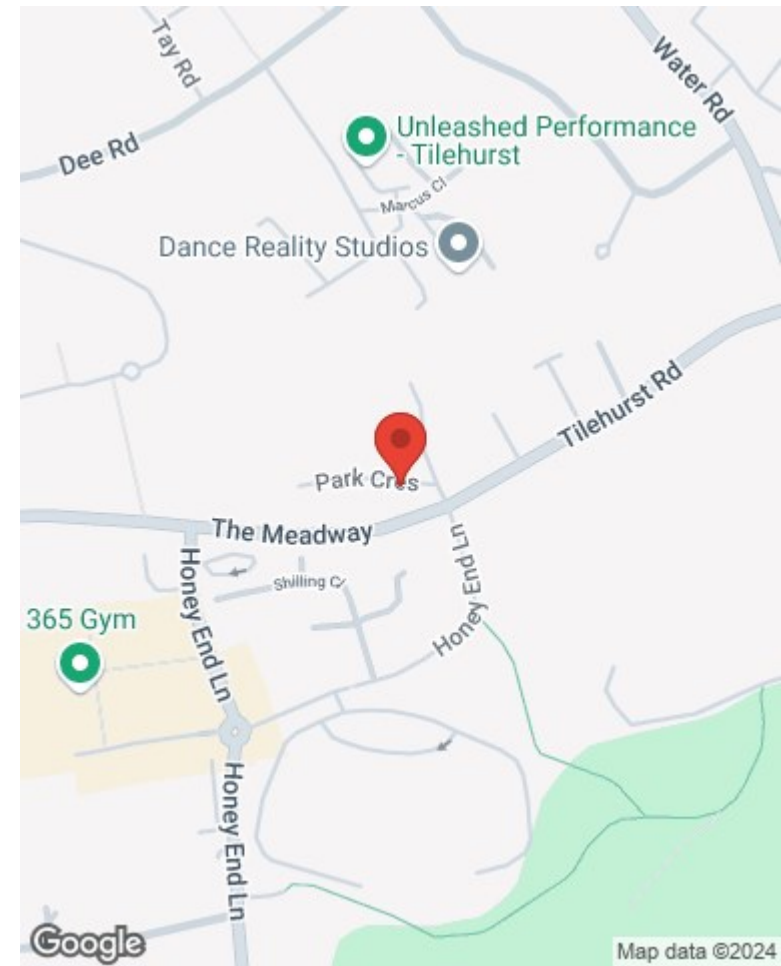


Approx Gross Internal Area  
72 sq m / 776 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)