



sansome  george

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

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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

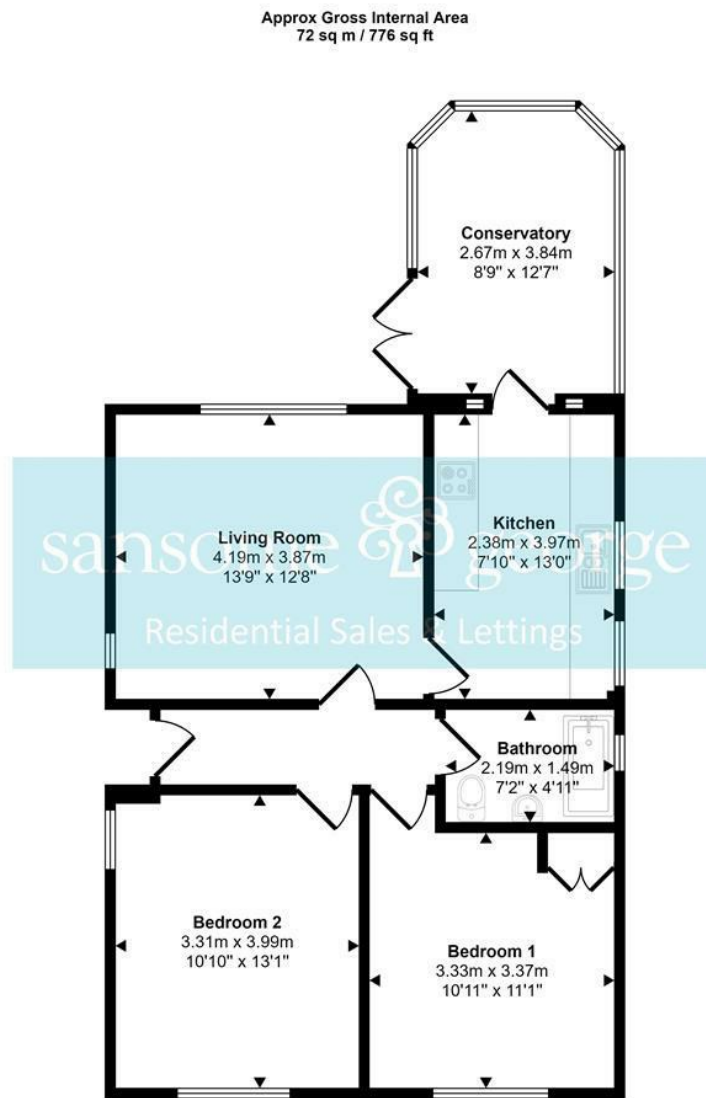
A rare opportunity to acquire a completely redecorated Detached Bungalow located on a tucked away unadopted tree lined address within yards of Prospect Park, The Meadway Shopping Precinct and numerous regular bus services. Reading Town Centre and Tilehurst Village are a short commute or bus ride and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





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	57	
(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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