



14 Byron Close, Twyford Berkshire RG10 0BG

**ONE BEDROOM HOME: QUIET CU DE SAC: CLOSE TO STATION (ELIZABETH LINE)
SITTING ROOM: FITTED KITCHEN: RE FITTED BATHROOM:
PRIVATE GARDEN: GARAGE & PARKING
NO ONWARD CHAIN
IDEAL FIRST TIME PURCHASE OR RENTAL INVESTMENT
EPC RATING C: COUNCIL TAX BAND B**



Ideally located in a quiet cul de sac within a very short walk of Twyford mainline railway station (Elizabeth Line) is this one bedroom property that benefits from having a private garden and a garage. The property is also offered for sale with no onward chain and would make an ideal first time purchase or rental investment.

The sitting room enjoys a front aspect and opens onto a fitted kitchen with a range of matching wall and base units and space for all the usual appliances.

An open tread metal staircase leads to the first floor and to a double bedroom with a fitted wardrobe and a re fitted modern bathroom suite of bath, basin and WC.

To the front of the property is a paved garden that provides plenty of privacy and adjacent to the property, in a nearby block, is a single garage with an up and over door.

This particular property would benefit from some redecoration but presents a wonderful opportunity.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and the new Elizabeth Line to Paddington and The City. There is delightful countryside surrounding the village yet the large centres of Reading, Maidenhead, Windsor, Bracknell and Wokingham are easily accessible as are both the M4 & M40.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £295,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR



TOTAL APPROX. FLOOR 41.0 SQ.M. (441 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. www.huntandnash.co.uk



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