



14A Colyton Way, Purley On Thames, Reading, RG8 8BL
Guide Price £250,000 Freehold

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Residential Sales & Lettings

- 2 Bedroom Semi-detached Bungalow
- Front Aspect Living Room
- Bathroom
- UPVC Double Glazed Windows
- Garage & Driveway

- In Need of Modernisation
- Kitchen
- Gas Radiator Central Heating
- Rear Garden
- No Onward Chain

A wonderful opportunity to acquire a two-bedroom semi-detached bungalow, ideally situated in the ever popular village of Purley on Thames.

Enjoying a convenient position close to frequent bus services that provide easy access to Reading town centre, the property is also within reach of a local shop and miles of beautiful riverside walks along the banks of the River Thames. The charming village of Pangbourne, together with its excellent amenities including Waitrose supermarket, are also easily accessible.

Offered for sale with no onward chain, the bungalow presents an exciting opportunity for refurbishment and improvement throughout, allowing a purchaser to create a home tailored to their own taste and style.

The accommodation comprises an entrance hall, a bright front aspect living room, a kitchen with direct access onto the garden, two bedrooms and a bathroom.

Further benefits include gas radiator central heating and double-glazed windows.

To the front of the property is a small garden and driveway, with gated side access leading to a hard standing area, the rear garden and a detached garage.

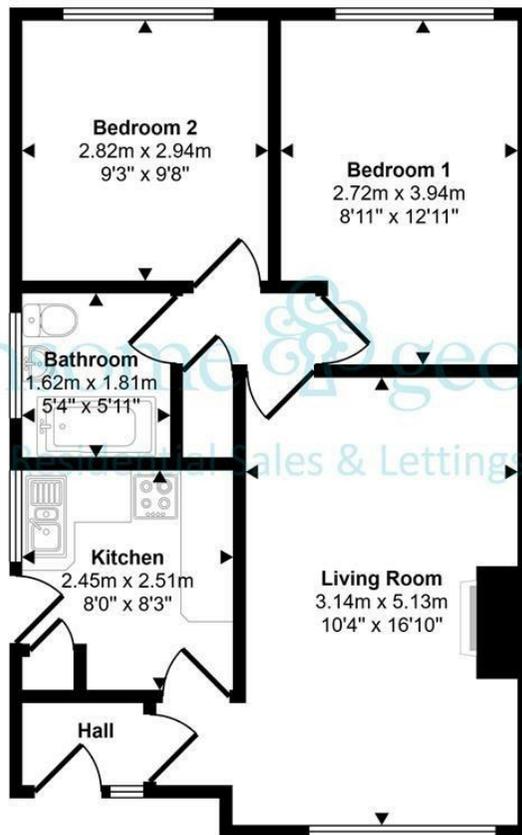
A property with excellent potential, set in a highly desirable village location.

Please contact Sansome & George Tilehurst branch to arrange an appointment to view.

Council Tax Band C - West Berkshire.

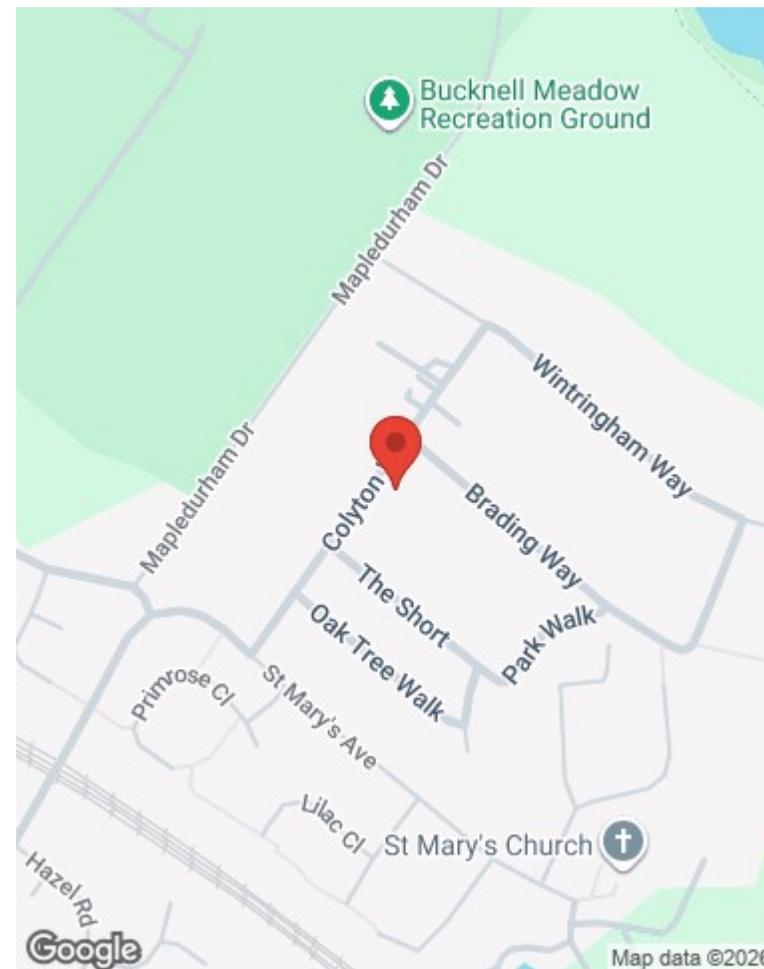


Approx Gross Internal Area
51 sq m / 550 sq ft



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			
(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		63	76
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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