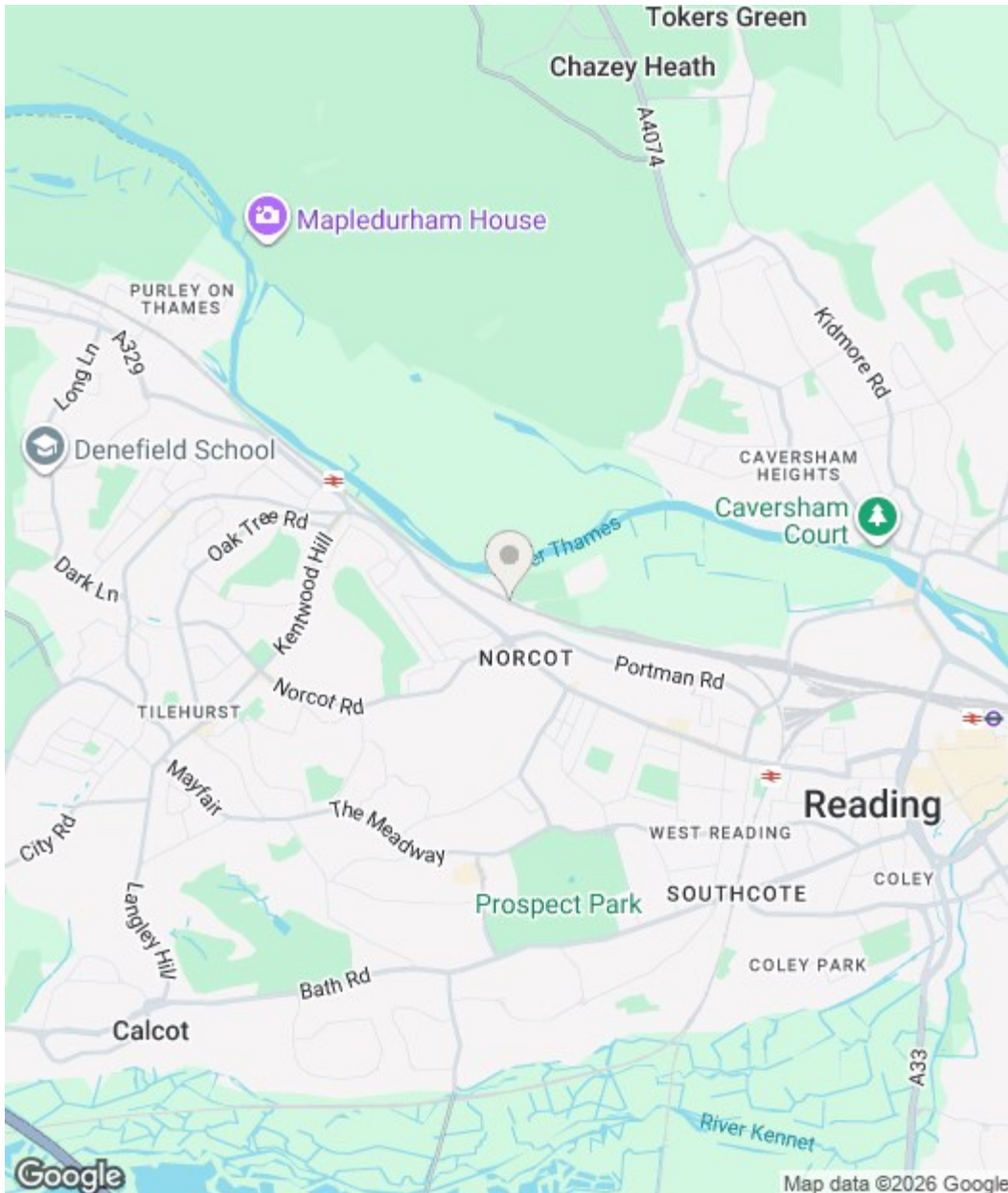




# 21 Riverside Park Scours Lane

## Tilehurst, RG30 6AX

Guide price £75,000 Freehold



### DESCRIPTION

VP - NO ONWARD CHAIN & 360 VIRTUAL TOUR

Presented to the market is this two bedroom detached Park Home on Riverside, Scours Lane with allocated parking and a court yard garden. The property comprises two bedrooms, shower room, kitchen and a living/dining room.

The property is conveniently positioned 0.4 Miles from Waitrose, 1.1 miles from Tilehurst Train station. and 0.4 miles from the closest bus stop, which takes you directly into Reading town centre.

Ground Rent: £252.29 PCM  
Council tax band - A

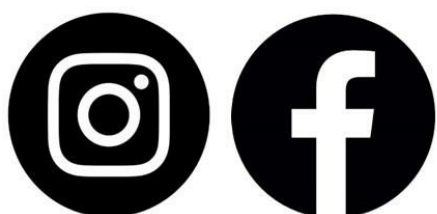
### SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- TWO BEDROOMS
- PARK HOME
- WOODLAND & RIVER THAMES VIEWS
- 360 VIRTUAL TOUR
- OVER 50's

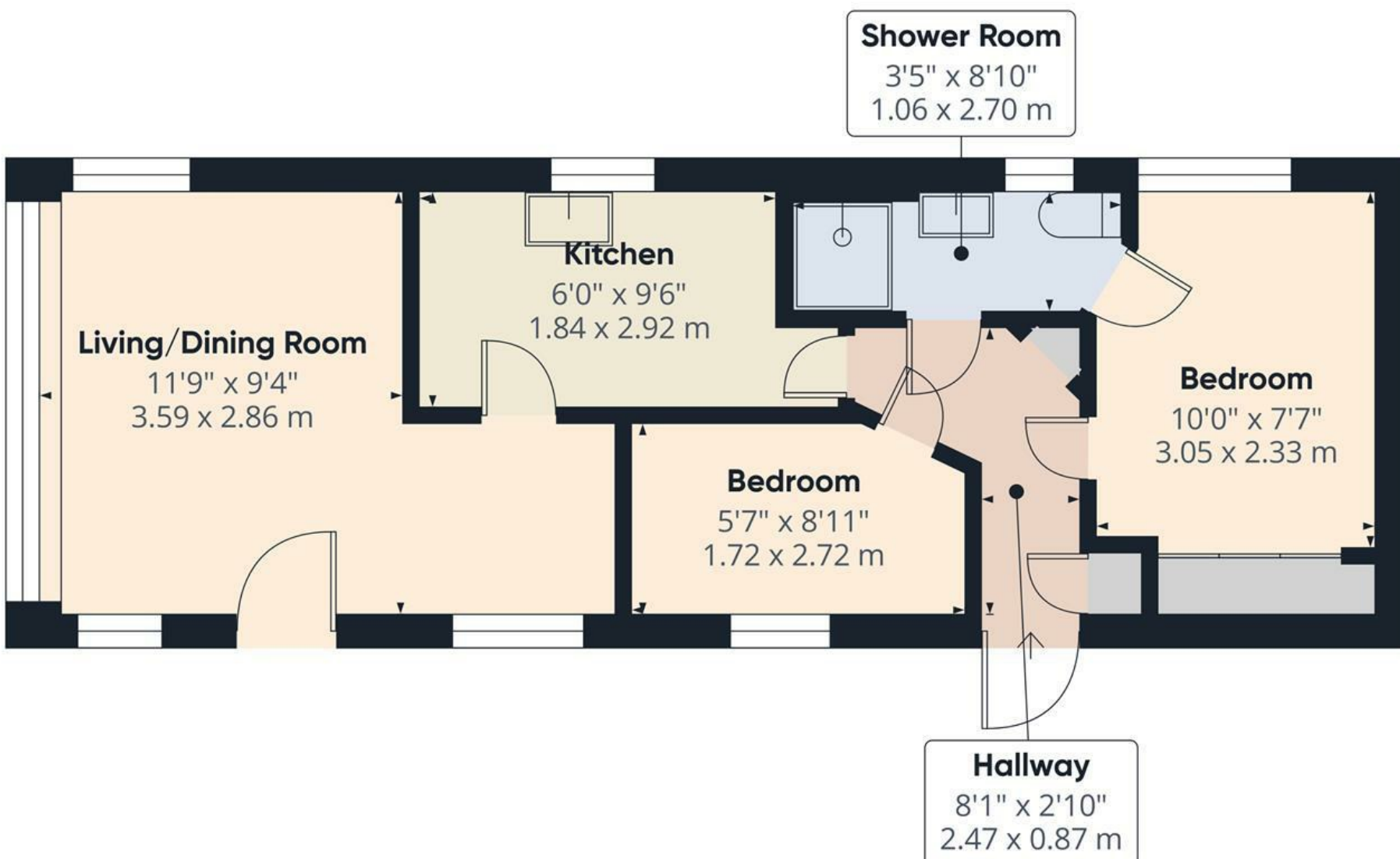
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive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

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

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Approximate total area<sup>™</sup>  
397 ft<sup>2</sup>  
37 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

