**8 Second Avenue, Garston Park, Tilehurst, Reading, RG31 4TD**
**Guide Price £195,000 Freehold**

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- Fully Renovated Residential Park Home
- Modern Kitchen/Breakfast Room
- Three piece Bathroom
- Driveway for 2 vehicles
- Popular Garston Park Development Close To Amenities & Bus Routes
- Two Bedrooms With Built In Wardrobes
- Light & Spacious Lounge/Dining Room
- Private Wrap Around Garden
- Visitor Parking Nearby
- Exclusive To Owner Occupiers Over 45 Years Of Age

A beautifully presented two bedroom park home, exclusively for the over 45s, situated on the popular Garston Park development, located just off City Road on the western fringes of Tilehurst. The location offers excellent access to Little Heath Park, Calcot Recreation Ground and Sulham Woods, along with regular bus services into Tilehurst Village and onwards to Reading town centre. Additional amenities within approximately a 10 minute walk include local shops, takeaways, pubs, and reputable primary and secondary schools.

Accommodation comprises an a modern kitchen/breakfast room fitted with a range of cupboards and ample work surface space. A light and spacious lounge/dining room with French doors opening onto the garden. The property further benefits from two bedrooms with built-in wardrobes, serviced by a modern three piece bathroom. The home is naturally light and airy throughout.

Externally, the property enjoys a low maintenance and professionally landscaped garden with patio area, enclosed by wooden fencing. There is also driveway parking for two vehicles, with additional visitor parking nearby.

To discuss this property in more detail or to arrange a viewing, please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council - Band A

Ground Rent:/ Service Charge- Approx £63.34 per week
Electric & Water are invoiced via Garston Park

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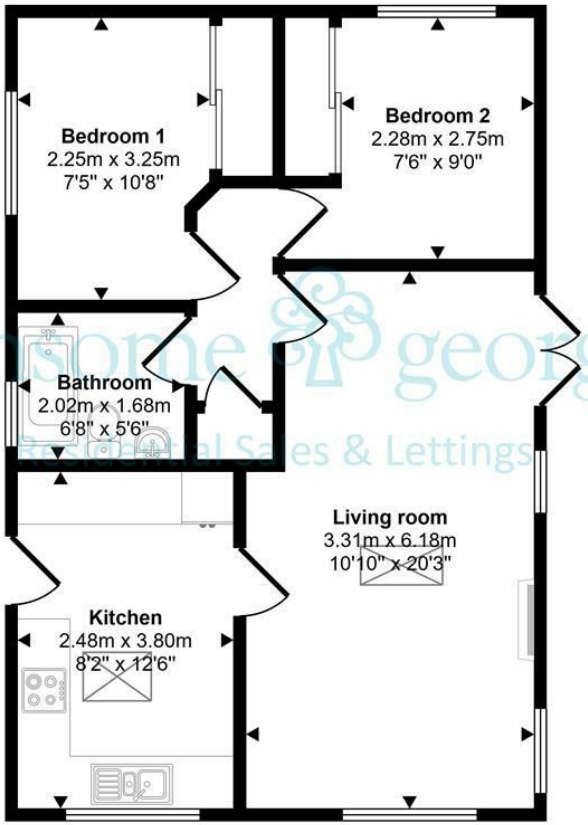
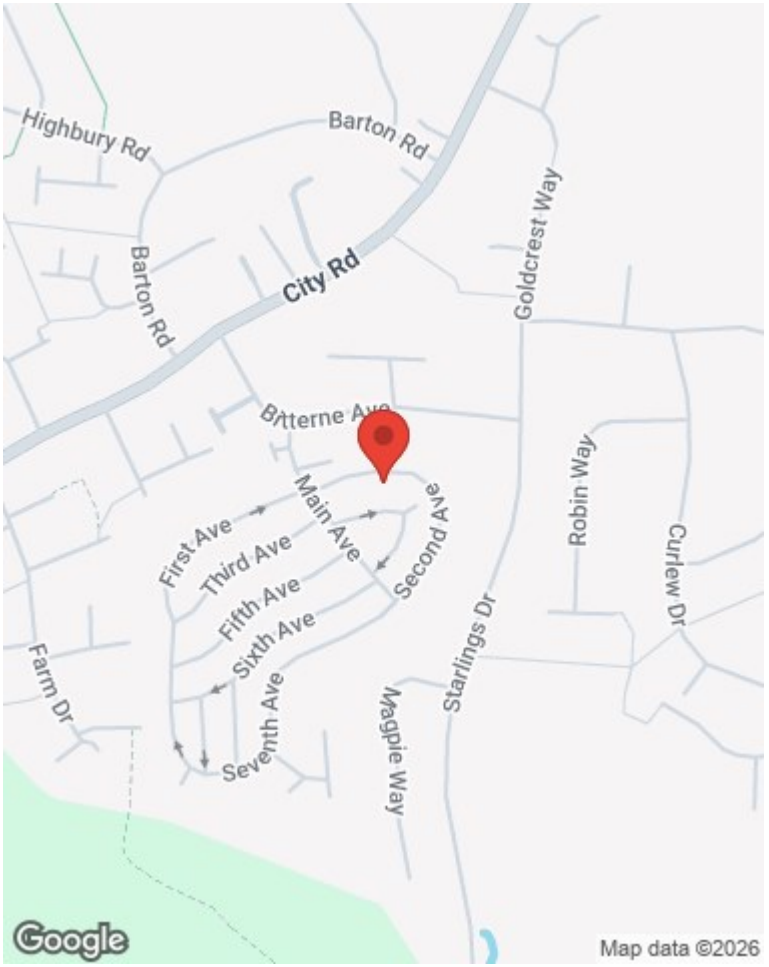
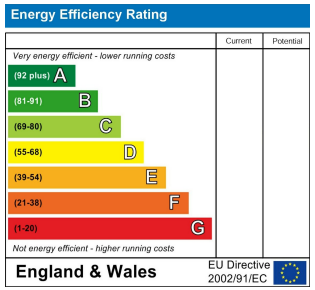
**Approx Gross Internal Area**
**54 sq m / 584 sq ft**

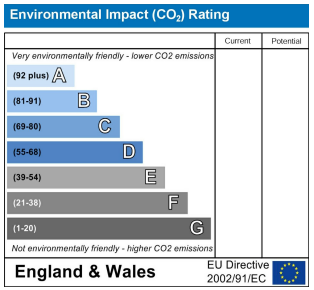



Floorplan

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.

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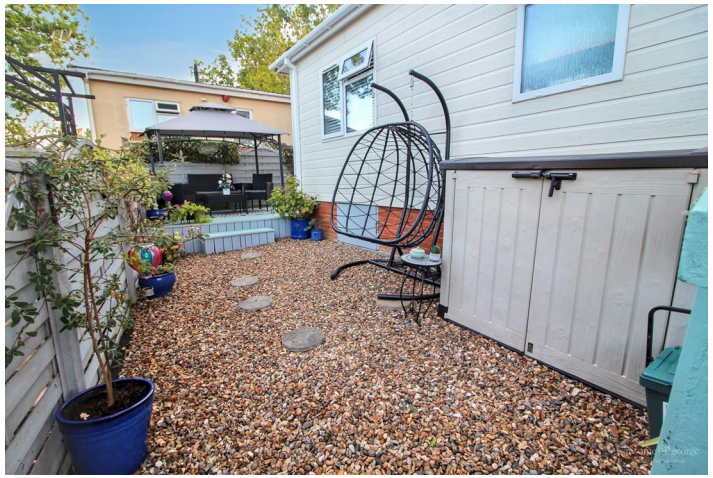

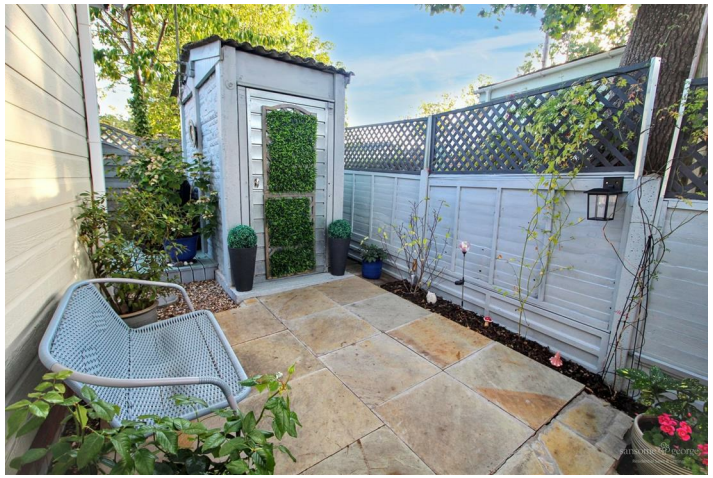

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