



4 Condor Close, Tilehurst, Reading, RG31 6FD
£265,000 Leasehold

sansome & george
Residential Sales & Lettings

- Semi Detached Bungalow
- Exclusive to Owner Occupiers aged over 55
- Well Presented Throughout
- Modern Kitchen With Integrated Appliances
- Enclosed Rear Garden & Side Patio
- No 'Onward Chain'
- Traffic Free Walkway Position Yards From Bus Service & Tesco Express
- Entrance Hall, 15'9" Living Room
- 2 Bedrooms & Shower Room
- Allocated Parking Space

Offered to the market with the added advantage of no 'Onward Chain' complications, this highly sought after Semi Detached Bungalow is conveniently located on a traffic free walkway within yards level walk of 'Tesco Express' convenience store and a regular bus route connecting Purley-on-Thames, Tilehurst Village and continuing on to Reading Town Centre. Available exclusively to new owners aged over of 55, the property is within a well regarded and established retirement development with supported independent living in mind and the added benefit of a site manager plus 24 hour intercom system, the exterior of the property, gardens and grounds are also fully maintained. Further amenities nearby include Cotswold Playing Fields with sports centre and social club, a beautiful stretch of the River Thames surrounded by miles of open countryside in nearby Purley-on-Thames, and the village of Pangbourne also being conveniently just over 1 mile away. Tilehurst Train Station is also circa 1 mile away and links to Reading Main Line, Oxford and Paddington.

Approached via lawned frontage with hedging and tree, a path leads to a gradual ramp with grab rail to the front door. The path continues to a secure side gate. The entrance hall features full height storage behind sliding mirror doors and has doors leading to the front aspect living room and a separate and recently re-fitted kitchen. With a door and windows to the side aspect, plus a built in cupboard, this stylish yet practical modern kitchen includes a high level integrated electric oven, four ring gas hob, dishwasher, washing machine, fridge and freezer. From the living room, a door opens to an inner hallway with doors opening to 2 bedrooms and a fully tiled modern shower room with side aspect window. Both bedrooms have a rear aspect to the garden with bedroom 1 benefitting from a range of fitted wardrobes. Further general points to note include UPVC double glazing and gas fired central heating to radiators (n/t).

Outside, to the side of the property, a paved area is accessed via the kitchen door and side gate, and continues to a lawned garden with flower/shrub beds which spans the rear of the property, all enclosed by wooden fencing providing a good level of security and privacy.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band C

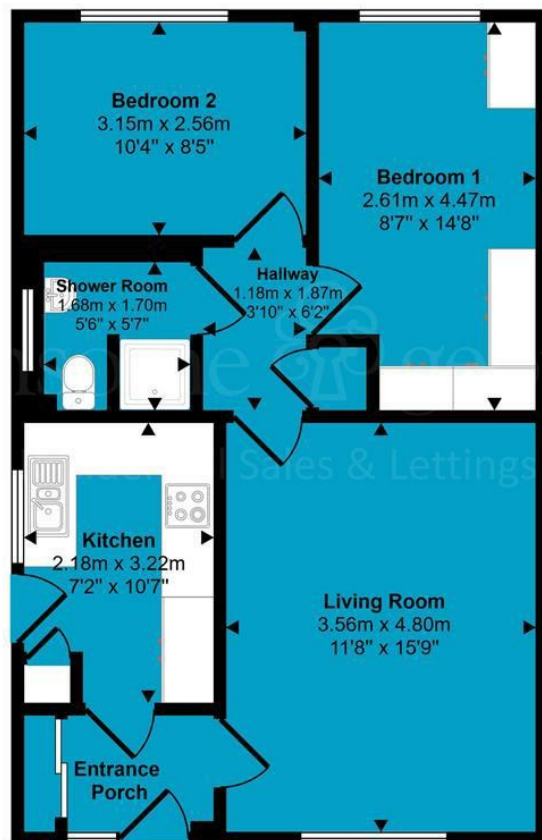
Leasehold Information:-

Lease Term:- A new 99 year lease will be assigned upon completion with an administration fee of £400 payable.

Ground Rent & Service/Maintenance Charges:- £3,047.76 per annum (2024/2025) to include buildings Insurance, external maintenance, site manager & intercom system.

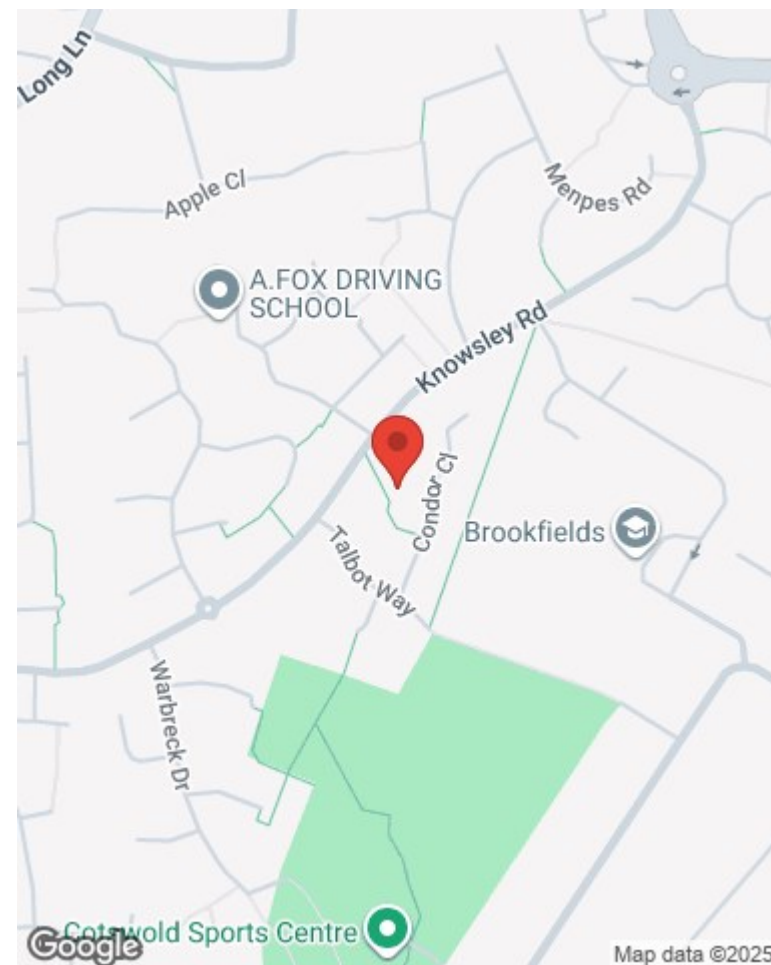


Approx Gross Internal Area
56 sq m / 599 sq ft



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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

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