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**15 Condor Close, Tilehurst, Reading, Berkshire, RG31 6FD**  
**Guide Price £265,000 Leasehold**

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Residential Sales & Lettings

- Semi-detached Bungalow
- Exclusive To Owner Occupiers Aged Over 55
- Entrance Hall
- 10' Kitchen
- 2 'Double' Bedrooms
- No 'Onward Chain' complications
- Desirable Cul-de-sac Location
- 16' Living Room
- Fitted Shower Room
- Enclosed Private Garden

Offered to the market with the added advantage of no 'Onward Chain' complications, this highly sought after semi-detached bungalow is located in a cul-de-sac and available exclusively to those over the age of 55, with supported independent living in mind, with the added benefit of a resident site manager. The exterior of the property and gardens are also fully maintained.

The property is favourably located within a few yards of a level walk of 'Tesco Local' convenience store, regular bus service into Tilehurst Village and continuing to Reading Town Centre. Other local amenities include the Cotswold Playing Fields with Sports Centre & Social Club, a beautiful stretch of the River Thames and miles of open countryside is also just over 1 mile in nearby Purley-on-Thames. The village of Pangbourne is also 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, various plants/shrubs to borders and pathway leading to the front door.. This opens to an entrance hall, side aspect kitchen and a front aspect living room, hallway, fitted shower room, two double bedrooms each with fitted wardrobes. There is the added advantage of a UPVC double glazed door from bedroom 2 leading to a fully enclosed rear garden. The outside of the property boasts a low maintenance rear and side garden that is mainly paved with various plants/shrubs to borders. Further benefits include UPVC double glazing and gas fired central heating to radiator, this popular home must be seen to be appreciated.

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

West Berkshire Council - Band C

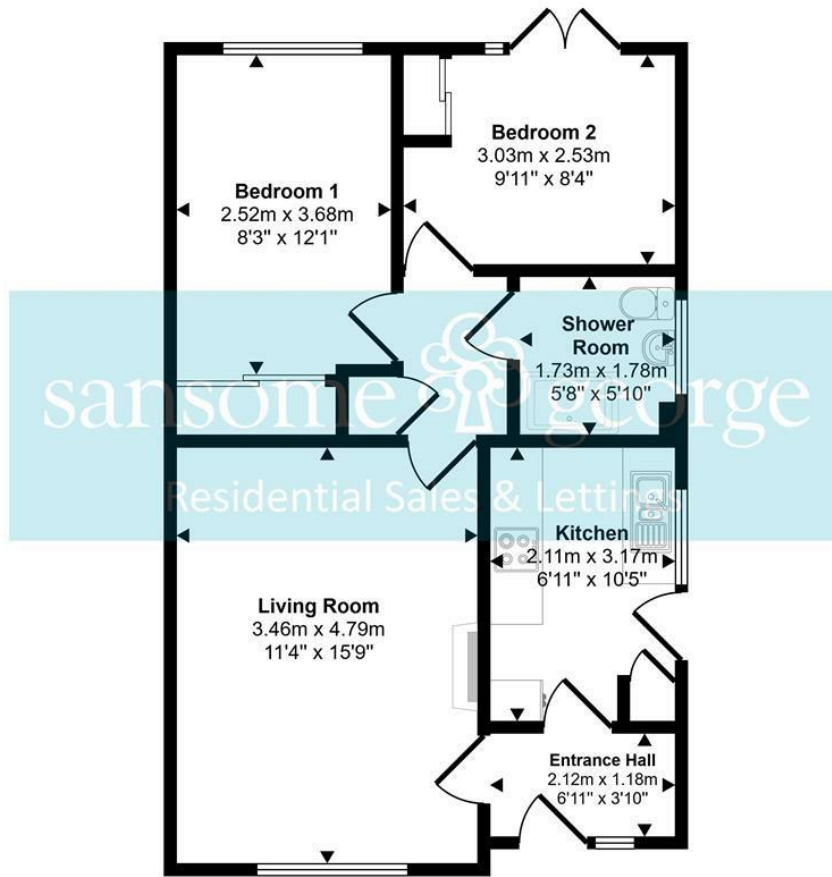
#### LEASEHOLD INFORMATION:-

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

Ground Rent, Maintenance/Service Charges:- £253.98 per month to include buildings insurance.

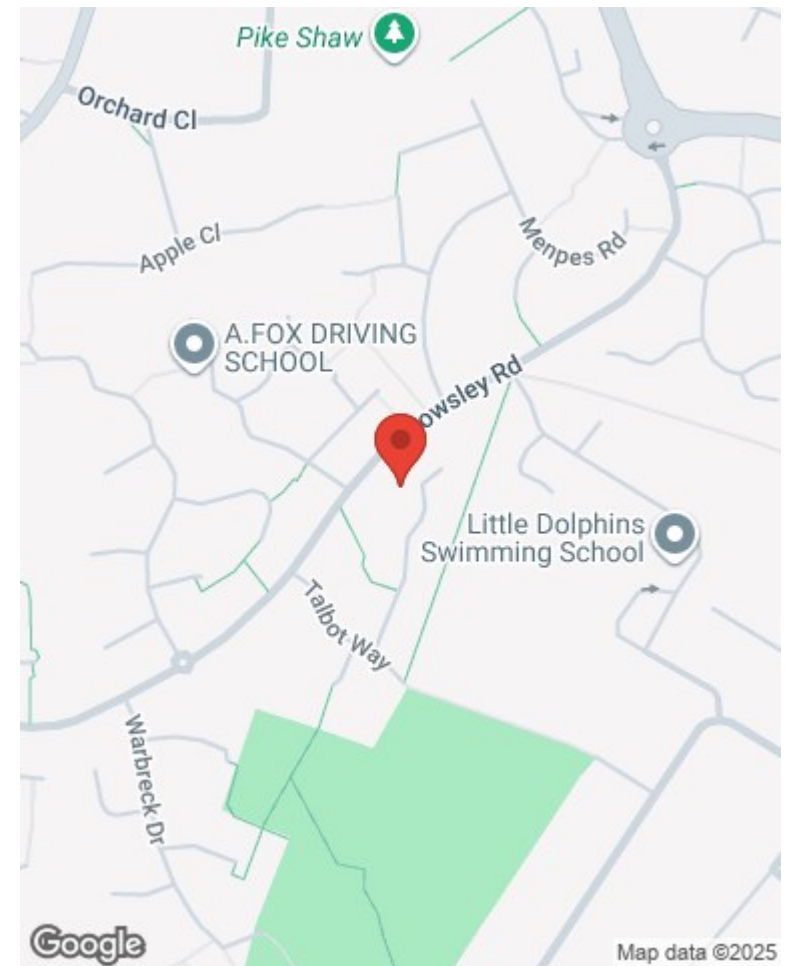


Approx Gross Internal Area  
53 sq m / 569 sq ft



Ground Floor

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			
EU Directive 2002/91/EC		65	86
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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