



99 Devonshire Gardens, Tilehurst, Reading, RG31 6FP
£325,000 Freehold

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- Two bedroom Wimpy Built Extended Semi-detached Bungalow
- In Need Of Modernisation
- UPVC Double Glazing
- Garage With Electric Roller Door
- Cul-de-sac Location

- Living Room & Kitchen
- Refitted Shower Room
- Driveway parking
- Low Maintenance Enclosed Rear Garden
- No Onward Chain

A two bedroom extended semi-detached Wimpy built bungalow, situated in a highly sought after cul-de-sac on the ever popular Westwood Fields development. The property enjoys a convenient location with local shops, regular bus services and Tilehurst railway station all within easy reach, making it ideal for a range of buyers.

The surrounding area offers an excellent balance of convenience and countryside living, with miles of open land in nearby Sulham providing scenic walks and outdoor space. Both Pangbourne and Tilehurst villages are positioned on either side of the property, each offering a wide and varied selection of shops, amenities and services to suit everyday needs.

Although the property does require updating and currently has no central heating, it presents a straightforward opportunity for refurbishment, allowing prospective buyers to personalise and modernise to their own taste.

The accommodation comprises an entrance hall leading to a front aspect living room, a kitchen and a refitted shower room. There are two bedrooms, one of which has been extended to create a larger and more versatile space that could also serve as a study area. This room benefits from twin doors that open directly onto the rear garden.

Outside, the property features a low maintenance and fully enclosed rear garden, offering privacy and ease of upkeep. A courtesy door provides access to the garage, which is equipped with light, power and an electric roller door. To the front, there is driveway parking.

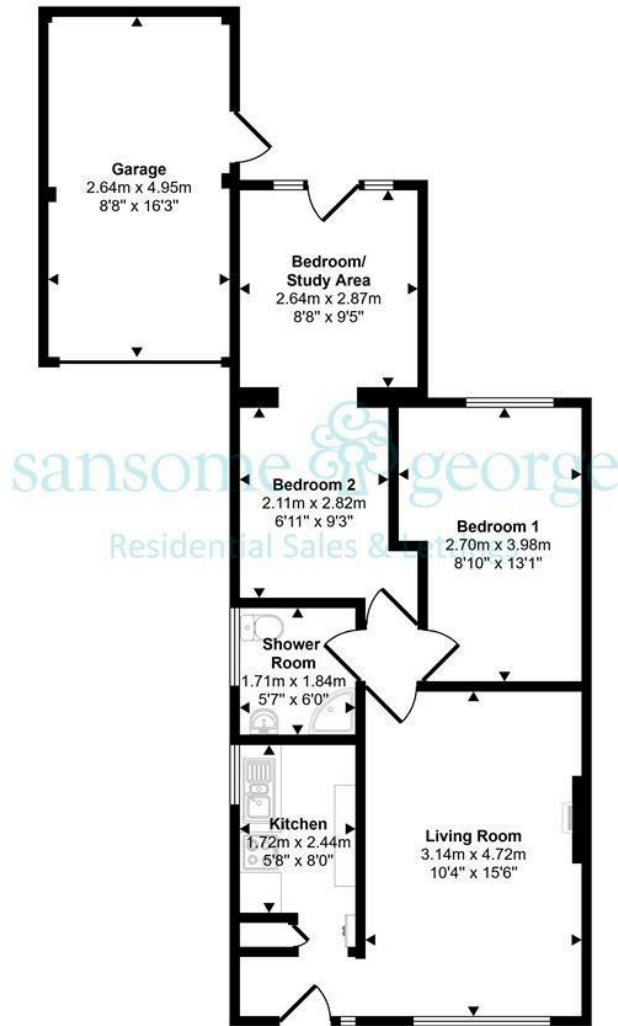
The property is offered for sale with the added advantage of no onward chain, making it an attractive and an uncomplicated purchase opportunity.

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

Council tax band C - West Berkshire.



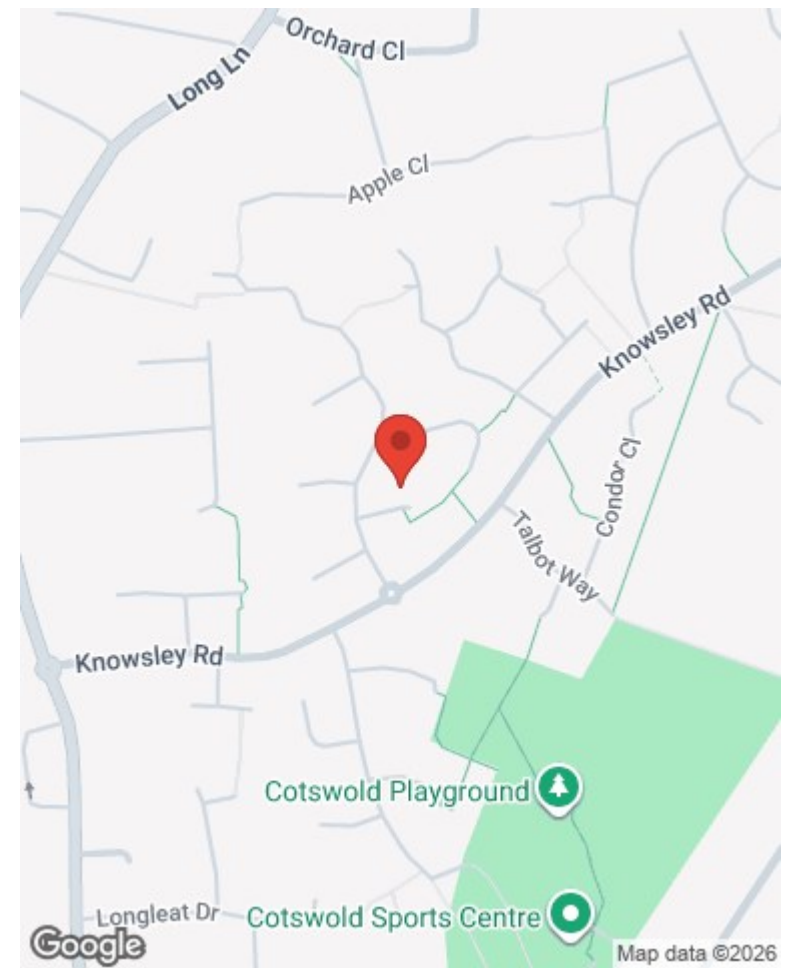
Approx Gross Internal Area
66 sq m / 710 sq ft



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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 | | 67 | 82 |
| 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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