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

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- Well Presented 38X20ft Residential Park Home
- Modern Kitchen/Breakfast Room
- Contemporary Shower Room
- Driveway Parking For One Vehicle
- Popular Garston Park Development Close To Amenities & Bus Routes
- Two Bedrooms With Built In Wardrobes
- Light & Spacious Lounge/Dining Room
- Private Enclosed Garden With Patio Driveway
- Visitor Parking Nearby
- Exclusive To Owner Occupiers Over 45 Years Of Age

A well 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.

38ft X 20ft Accommodation comprises an entrance hall/utility room leading into a modern kitchen/breakfast room fitted with a range of cupboards and ample work surface space. There is a light and spacious lounge/dining room with French doors opening onto the rear garden. The property further benefits from two bedrooms with built-in wardrobes, serviced by a contemporary shower room. The home is notably light and airy throughout.

Externally, the property enjoys a well maintained and professionally landscaped garden with patio area, enclosed by wooden fencing and complemented by a variety of plants and shrubs and recently installed garden room with power and lighting. There is also driveway parking for one vehicle, 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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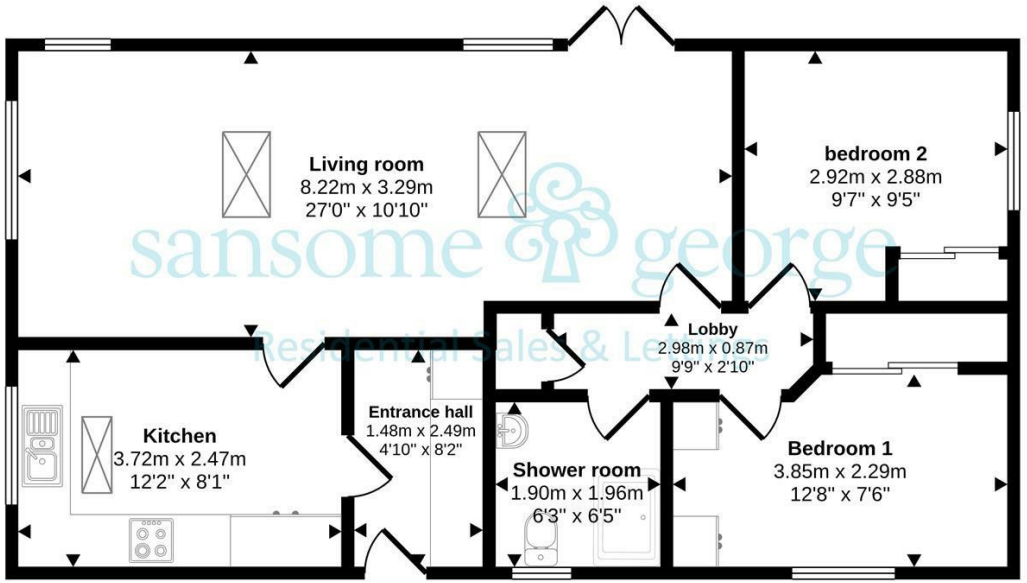
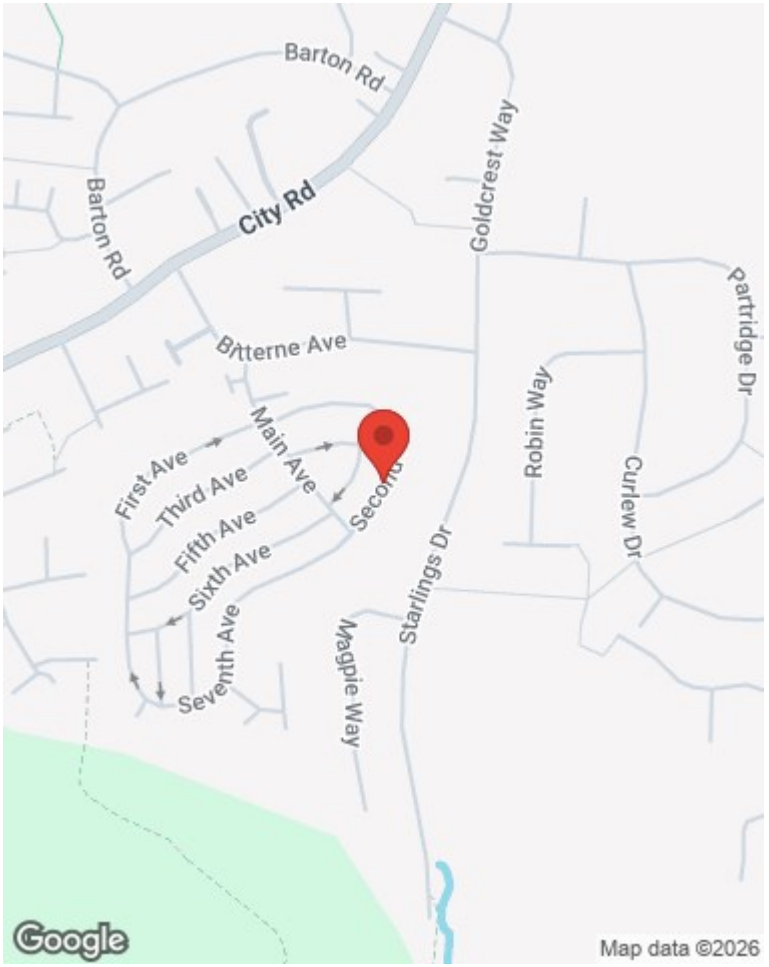
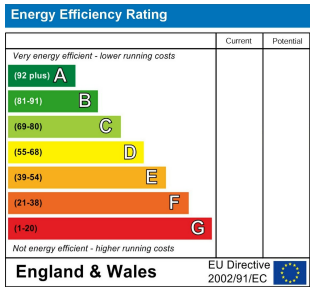
Approx Gross Internal Area
68 sq m / 728 sq ft

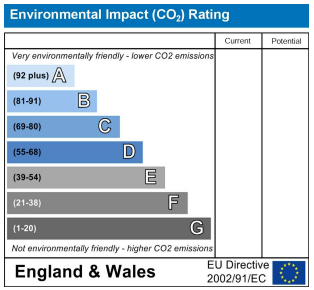


Floorplan

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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