



46 Mowbray Drive
Tilehurst, RG30 4XY

Guide price £235,000 Leasehold



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION:

VP - Presented to the market is this two bedroom ground floor property located in a cul de sac and within easy reach to bus stops, amenities, local schools and parks. The property comprises entrance hallway, refitted kitchen, living/dining room, two double bedrooms and a refitted shower room. The rear garden is low maintenance and there is access at the rear to the garage in block.

Council tax band D (Reading Borough)
Lease remaining - Circa 950 years
Ground Rent - Owner currently pays £9 a year.

SUMMARY OF ACCOMMODATION:

- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- GARDEN
- REFITTED SHOWER ROOM
- CIRCA 950 YEARS ON LEASE
- GARAGE
- REFITTED KITCHEN
- GAS CENTRAL HEATING

ADDITIONAL INFO:

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	

VIEWING STRICTLY BY APPOINTMENT:

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