

46 Mowbray Drive Tilehurst, RG30 4XY





Guide price £235,000 Leasehold

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# 46 Mowbray Drive

**GROUND FLOOR** 



#### **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

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

as to their operability or efficiency can be given.

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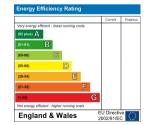








### **ADDITIONAL INFO:**



## VIEWING STRICTLY BY APPOINTMENT:

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