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20 MILSOM CLOSE, SHINFIELD, READING, RG2 9DS



- Semi-detached bungalow
- Shinfield village location
- 0.5 mile to local amenities
- Garage in a block
- No onward chain
- Overlooking the green

Asking Price £339,999 (Freehold)

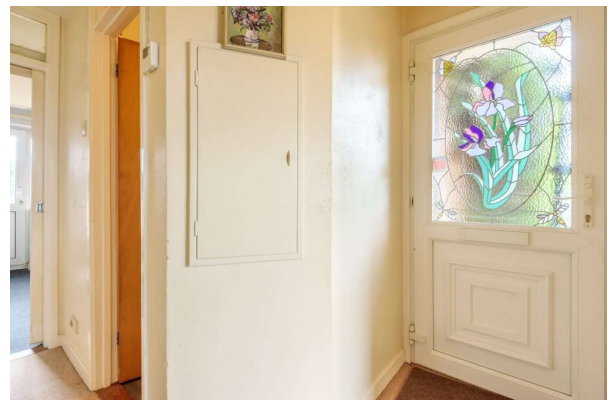
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

A well cared for two bedroom semi-detached bungalow located in the highly popular Milsom Close. The property is ideally located within 0.5 mile of local amenities and approximately 2 mile to junction 11 of the M4. Features include a 16.8ft by 10.6ft sitting room, two double bedrooms, shower room, a garage in a block and off street parking. No onward chain. EPC Rating D.

LOCAL INFORMATION

School Green is the heart of Shinfield village and comprises the village green, pubs, shops and Shinfield Primary School and recreation grounds. The historic church of Shinfield St Mary's can be found in Church Lane on the north-west ridge of Shinfield Village. Nearby is Lower Earley, with Asda 24 hrs, Marks and Spencers, Shinfield gives commuters easy access to M4, A33 and A329m. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre.

Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25; the local bus is 'The Leopard 3' which services Shinfield, Wokingham, Aborfield and Reading.



ACCOMMODATION

The front door has a lovely stained glass design and on entry you will find yourself in the entrance hall with the kitchen to your left and the shower room to your right. Right next to the kitchen is a storage cupboard and the sitting room which offers lovely views of the green. The main bedroom is 13.7ft by 10.6ft with inbuilt wardrobes and the second bedroom can be found next door with access into the garden.

OUTSIDE SPACE

The property benefits from a front garden which is mainly laid to lawn and a private rear garden. A garage in a block is also available as well as off street parking.

LOCAL AUTHORITY and SERVICES

Mains Water, Gas and Electricity
Wokingham Borough Council
Council Tax Band D



CONVEYANCING

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

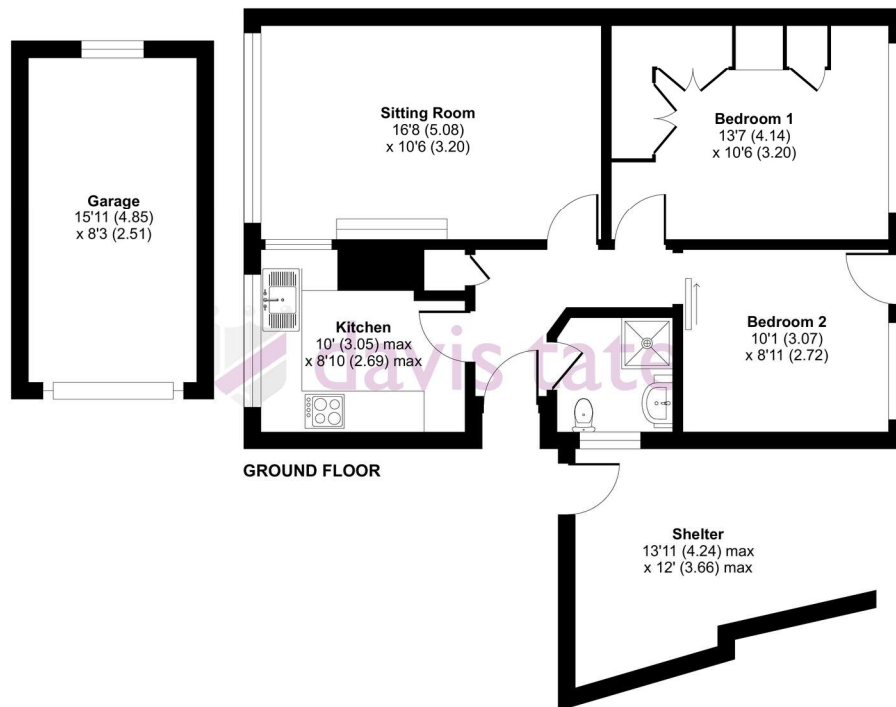
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



Approximate Area = 736 sq ft / 68.4 sq m (includes garage & excludes shelter)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 882003