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3 HARTSLOCK VIEW, LOWER BASILDON, READING, BERKSHIRE, RG8 9NP



- Three bedroom semi-detached house
- In need of modernisation
- Excellent potential (subject to permissions)
- Large corner plot of 0.2 acres
- Distant countryside views
- No onward chain

Offers in excess of £450,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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PROPERTY DESCRIPTION

A semi detached house situated at the end of a small cul-de-sac. The property is in need of full modernisation, offering tremendous potential for enlargement (subject to usual permissions) and is available with no onward chain. The property sits on a corner plot with generous gardens measuring approximately 0.2 acres and also has an attractive outlook towards rolling hills in the distance. The accommodation includes: lounge, kitchen, utility, WC, three bedrooms, family bathroom and two external store rooms. EPC Rating E.

LOCAL INFORMATION

Lower Basildon is roughly equidistant from Pangbourne to the South East and Streatley to the North West. It enjoys wonderful views over the River Thames and the beautiful surrounding countryside of fields and woods. Pangbourne (about 2 miles) has a range of award winning independent shops, supermarkets, cafes and restaurants, health centre and mainline station to London Paddington. Closer to home, there is a local shop for day-to-day needs. There are good primary schools in Pangbourne and nearby Upper Basildon and Theale Green school has a pick up and drop off service in Pangbourne. St Andrews school, Pangbourne College and Bradfield College are all nearby, with the extensive facilities of Bradfield College, including 25 metre swimming pool being open to the public. Basildon Park is nearby, an important grade I Georgian mansion with grounds owned by the National Trust where scenes from the 2005 film *Pride and Prejudice* were shot. Also in Lower Basildon is Beale Wildlife Park and Gardens. Both are open to the public.



ACCOMMODATION

The front door opens into an entrance lobby. The sitting room is double aspect with an attractive view over the gardens. The kitchen/breakfast room is front and side aspect with space for an eat-in table. This space leads to another lobby with a WC, a door to the rear and a utility with an additional sink.

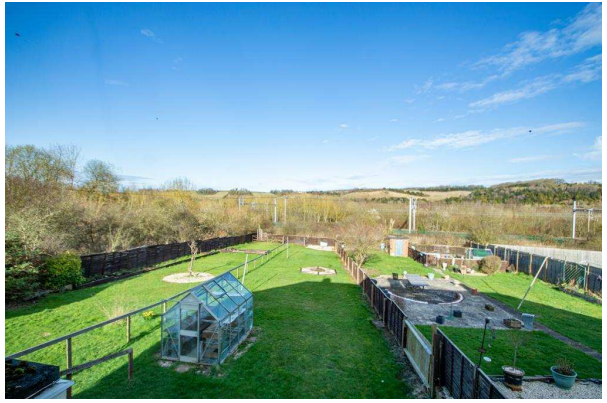
The staircase leads to the first floor landing. There are two double front aspect bedrooms with built-in wardrobes and a smaller double bedroom overlooking the rear with an attractive outlook over rolling hills in the distance. There is also a family bathroom to the first floor.

OUTSIDE SPACE

The property sits at the end of a cul-de-sac on a corner plot, with a low timber gate opening to a pedestrian footpath to the front door. The lawned gardens are located both at the side and to the rear, measuring approximately 0.2 acres in total. There is a brick built shed and two store rooms (one housing the boiler). The garden is enclosed by low timber fencing.

LOCAL AUTHORITY and SERVICES

West Berkshire District Council. Tax band D. Oil fired central heating.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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

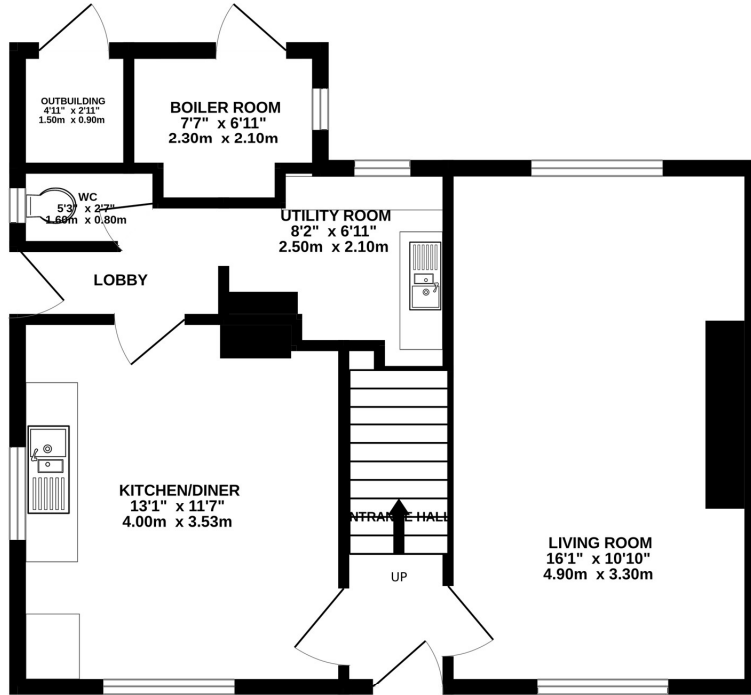
BUYERS INFORMATION

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.

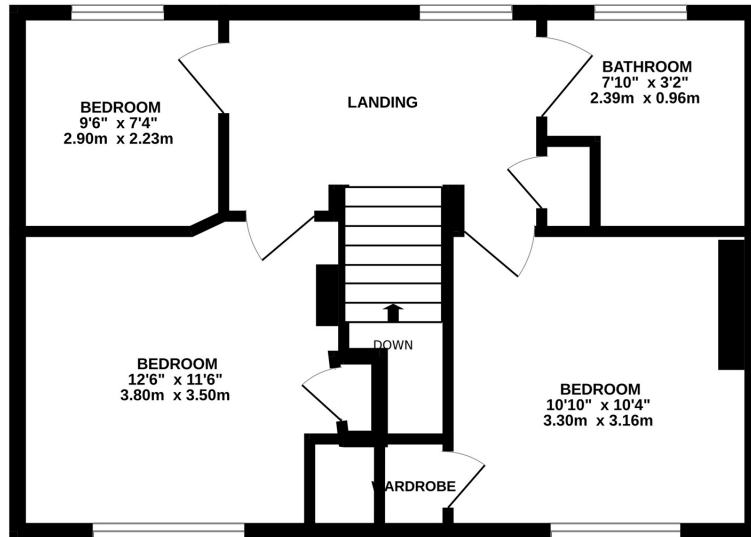
REFERRAL FEES

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.

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



 **davis tate**
1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

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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