

**SANSOME
&GEORGE**

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36 College Piece, Mortimer, Reading, Berkshire, RG7 3XF

Asking Price £550,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Located in the village of Mortimer, this charming 3/4 Bedroom detached house offers a perfect blend of character and modern comforts. Boasting a generous 1,198 square feet of living space, the property would be ideal for a growing family or those seeking extra space.

Step inside to discover a warm and inviting atmosphere, with period features adding to the property's unique charm. The spacious garden provides a retreat, perfect for relaxing or entertaining guests. Off-street parking adds convenience for residents.

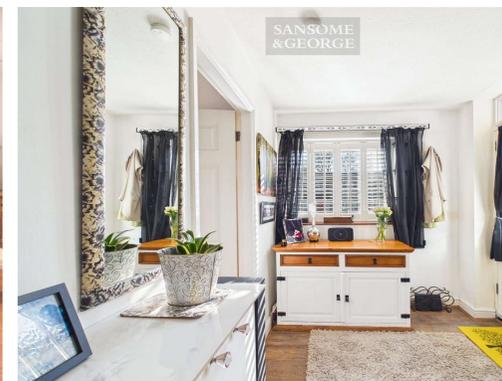
This property offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a peaceful village lifestyle with conveniences nearby. Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing.

EPC EER - TBC

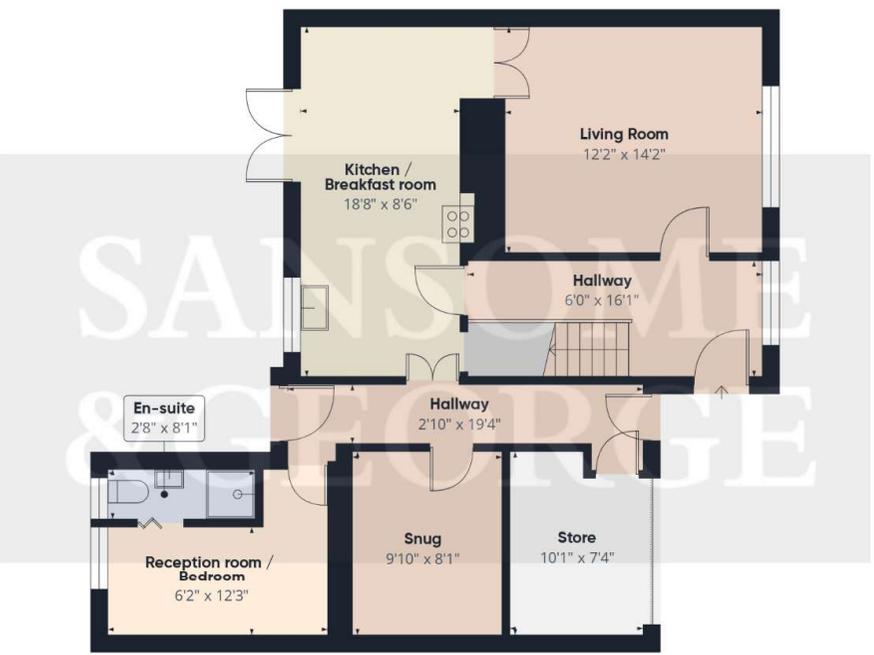
Local Authority - West Berkshire

Council Tax Band - C

- 3/ 4 Bedroom Link detached home
- Hallway, Living room
- Kitchen / Breakfast room
- Reception / Bedroom
- Snug
- 3 bedrooms
- Bathroom
- Garden
- Driveway







Floor 0

Approximate total area⁽¹⁾
1198 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Sansome and George - Mortimer

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.