

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



**SANSOME
&GEORGE**

**9 Tower Gardens, Mortimer Common, Reading, Berkshire, RG7
3RW**

**Offers in excess of £385,000
Freehold**

SANSOME & GEORGE - ** NO ONWARD CHAIN ** Step into this delightful T A Fisher built spacious 2 Bedroom home located in the heart of Mortimer Village. This modern property boasts 2 double bedrooms with modern En-suites, making it perfect for a small family or couple looking for a cosy home. The house is well-maintained and exudes a charming character that is sure to captivate you from the moment you step inside.

Outside, you'll find a lovely garden where you can relax and unwind, as well as off-street parking for your convenience. The property is conveniently located, with easy access to local amenities and transport links. Don't miss out on the opportunity to make this charming house your new home! Contact us today to arrange a viewing and experience the warmth and character of this lovely property for yourself.

The area of Mortimer comprises Mortimer, Mortimer Common, Stratfield Mortimer and Mortimer West End and is located in West Berkshire. The area includes St John's primary and St Mary's junior schools, doctors surgery, dentist, two chemists, supermarket, bank, post office, hairdressers, churches, café, numerous pubs and recreation grounds with tennis courts for hire. The delightful surrounding countryside provides many attractive footpaths and bridleways.

There is good commutable access to the nearby towns of Reading, Newbury and Basingstoke and motorway networks M3 is within 12.5 miles and the M4 6 miles which provide road access to London, the airports and the south west.

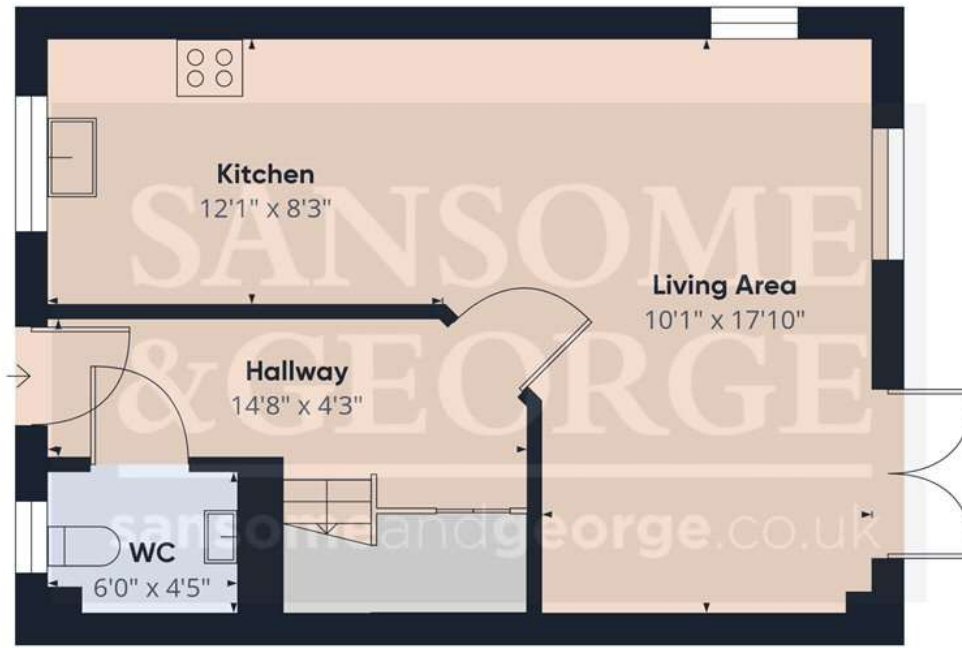
EPC EER - B
Council Tax Band - D
Council - West Berkshire
NB - Estate Charge £250 pa to TA Fisher until the road is adopted.

The above information may be subject to change during the transaction period.

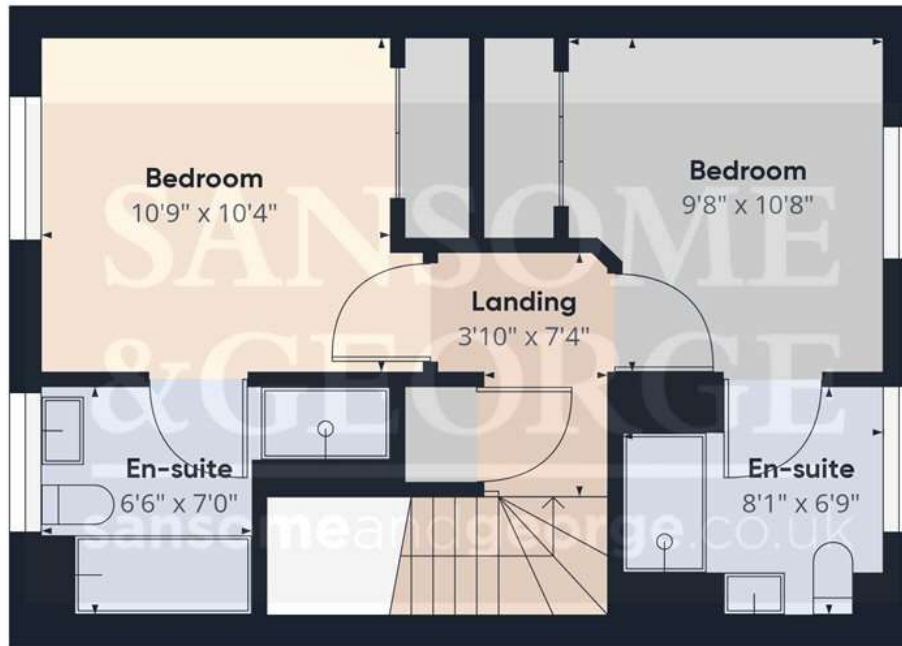
- Spacious 2 Bedroom home
- Built by TA Fisher
- Hallway, Downstairs W.C
- Living room
- Fitted Kitchen with built in SMEG appliances
- 2 double bedrooms each with en-suite
- Generous Garden
- Additional to the main garden is a second area with shed & bin storage
- 2 allocated parking spaces to the front of the property
- No onward chain







Floor 0



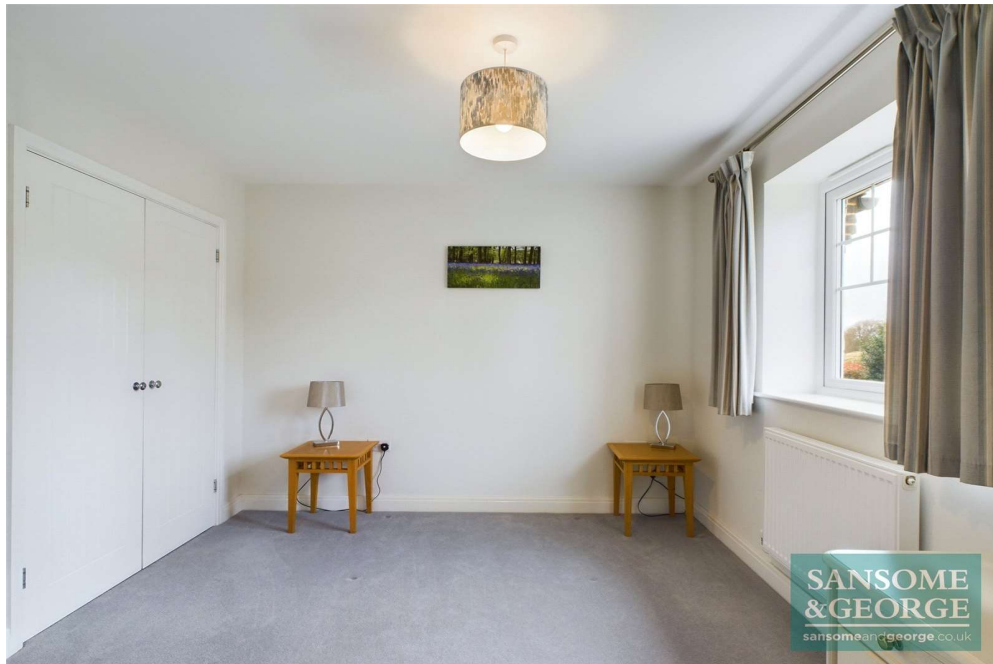
Floor 1

Approximate total area⁽¹⁾
830.41 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sansome and George - Mortimer

1 Aborn Parade
45 West End Road
Mortimer
Berks
RG7 3TQ

T: 0118 933 1773

E: mortimer@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

Sansome & George is a trading name of Sansome & George Hampshire Ltd.
Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

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 £60 (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.