



17, Brinds Close, Sonning Common,
South Oxfordshire, RG4 9SR

£275,000

Beville
ESTATE AGENCY

- Requiring updating
- Two bedrooms
- No onward chain
- Ideal for first time buyers or property investors
- Easily maintained rear garden
- Walking distance of village amenities
- Garage in nearby block with new roof

Two bedroom mid terrace town house, less than 0.5 miles from the village centre, requiring updating, benefiting from a garage in a nearby block. EPC: E

Accommodation includes; entrance hall, fitted kitchen, living room, two double bedrooms and a family bathroom.

Noteworthy features include: uPVC double glazing, secluded low maintenance rear garden and garage in near by block, no onward chain.

To The Front Of The Property path leads to entrance, lawned area and mature hedge.

To The Rear Of The Property landscaped with a mixture of paving slabs and stones, easily maintainable.

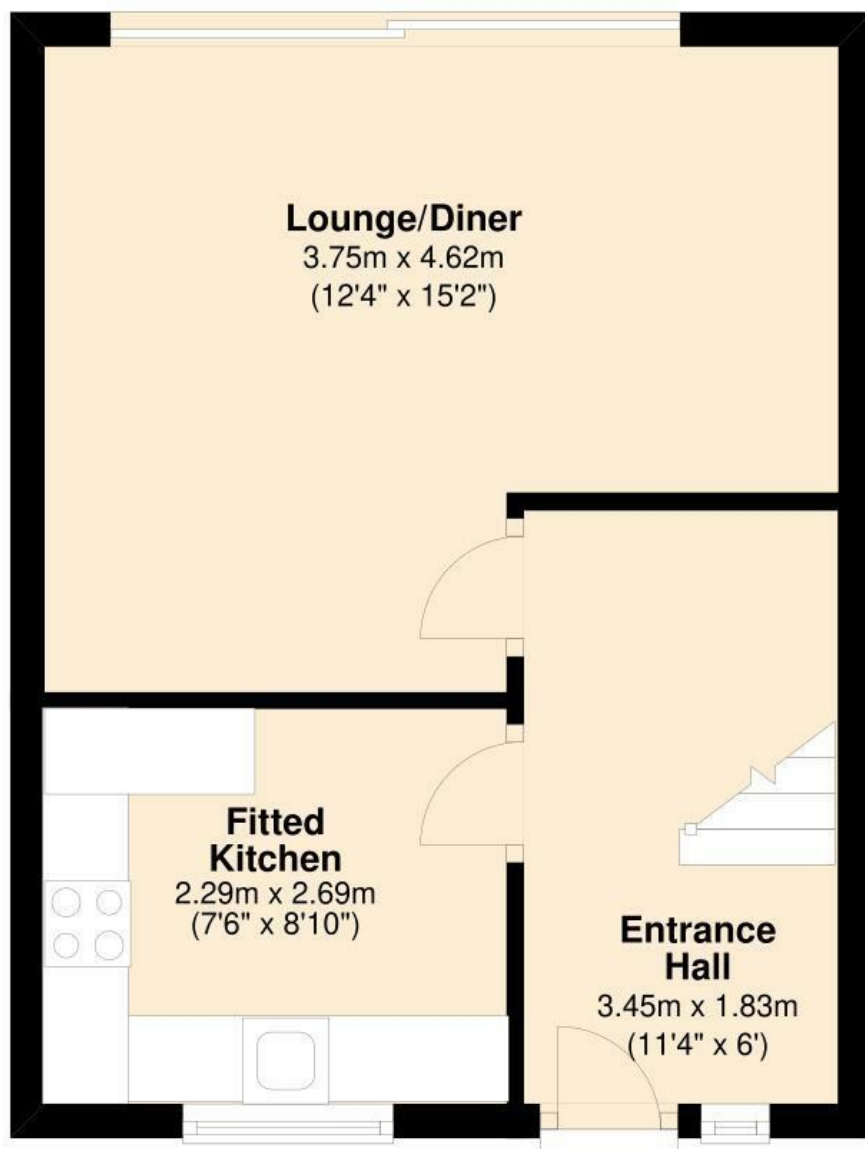
Brinds Close is situated on the fringes of the village, yet is within easy walking of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers good schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

Total Floor Area Approx. 579sq.ft. (53.8m²)

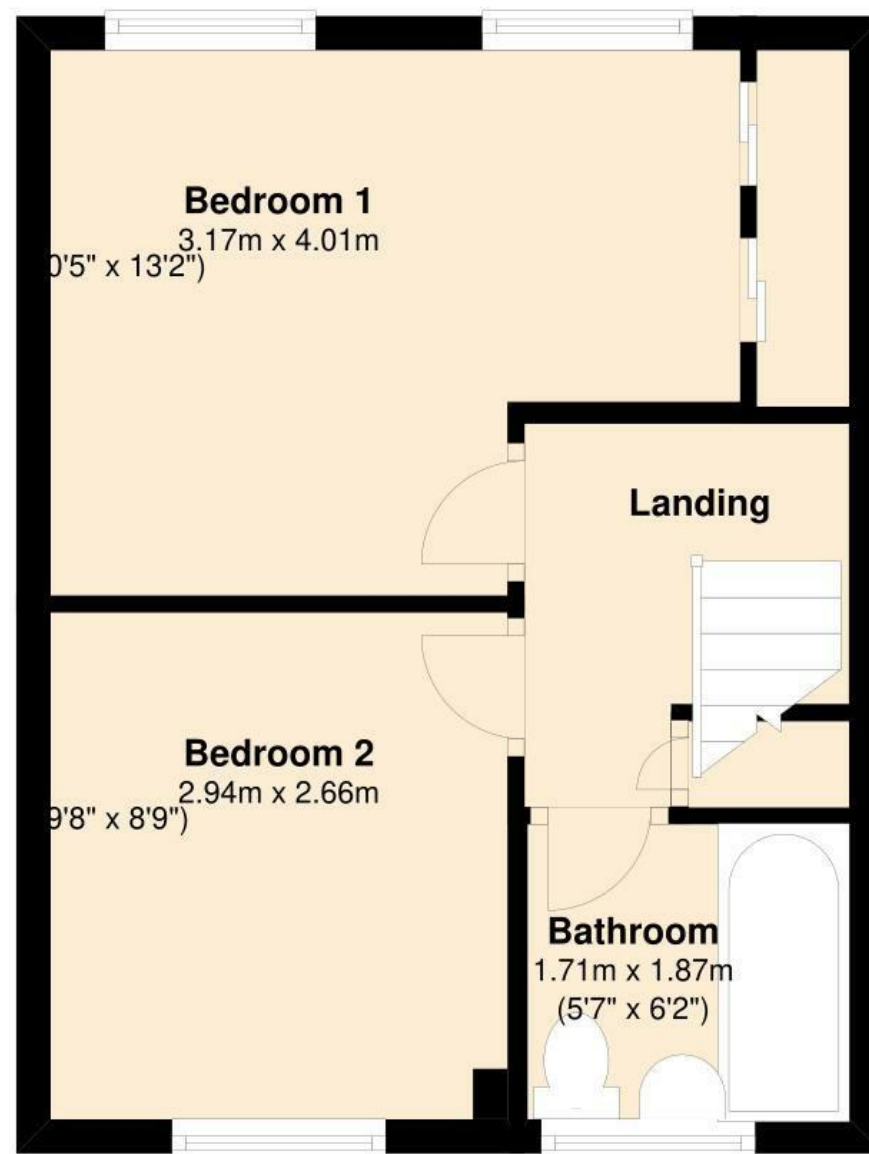
Services Mains gas, electricity, water & drainage.

Council Tax: Band C


Ground Floor



First Floor





| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.