



**WEST END ROAD, MORTIMER, BERKSHIRE, RG7 3TF
OFFERS IN EXCESS OF £450,000 FREEHOLD**

A DELIGHTFUL TWO BEDROOM SEMI- DETACHED COTTAGE WITH A GENEROUS GARDEN IN A FAVOURED VILLAGE LOCATION

Reading | 0118 4022 300 | reading@winkworth.co.uk



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DESCRIPTION:

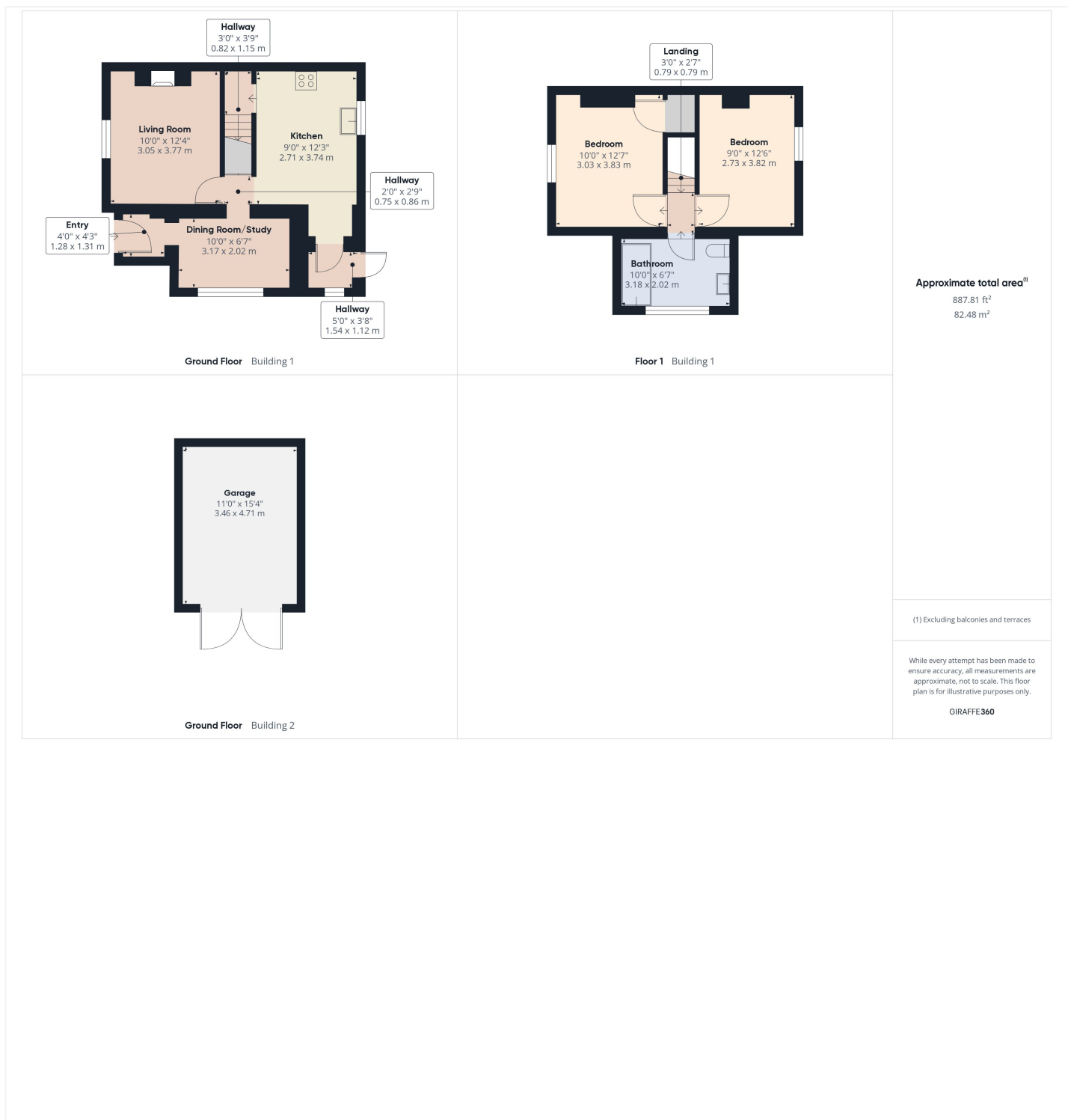
An immaculate semi-detached cottage in the sought after village of Mortimer being sold with no chain complications. Ideally located close to and Mortimer Park and a good selection of local pubs and cafes the property is sat on a generous plot with potential to extend subject to the usual planning consents. The property is presented in excellent order throughout and is being sold with no chain complications. The ground floor boasts a cosy living room with a wood burner, a dining room/study and a contemporary county style kitchen with a range of integrated appliances. There is a porch to the front and another to the rear of the house. There is driveway parking for several cars to the side of the house, a wooden garage/outbuilding and a generous rear garden. Mortimer with its excellent range of local amenities, lovely country walks and pubs, its train station and excellent transport links make it an ideal location for someone looking for a village setting yet benefitting from easy access to larger towns and cities such as Reading and London.

AT A GLANCE

- Two Bedroom Semi-Detached Cottage
- Favoured Village Location
- Generous Gardens and Off Road Parking for Several Cars
- Wooden Garage
- Potential to Extend (subject to planning)
- Lounge With Wood Burner
- Study/Dining Area
- Modern Country Style Kitchen
- No Chain







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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