



Peppard Road, Emmer Green, Reading, RG4 8TW

£165,000

Walmsley

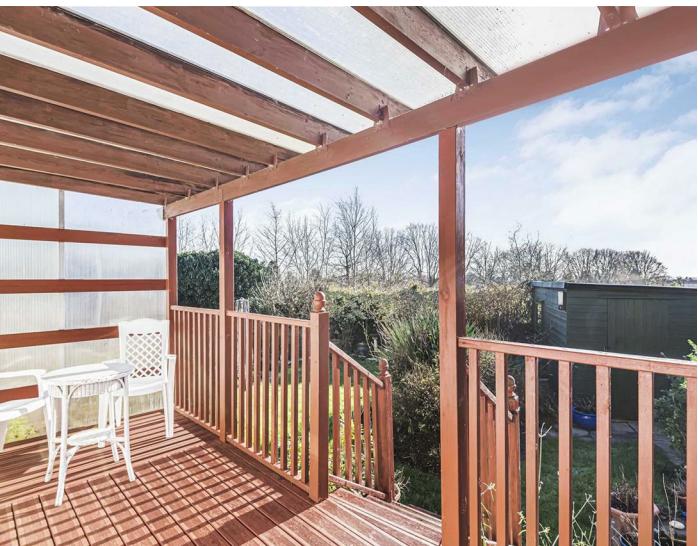
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Located in a quiet gated setting in an exclusive development for over 45's is this spacious, detached park home, benefitting from attractive, uninterrupted views over the BBC grounds and crematorium. The accommodation comprises entrance hall, dual aspect sitting room, kitchen/breakfast room leading onto raised seating area with attractive views over fields, two double bedrooms; principle bedroom with dressing area which was originally the 3rd bedroom and a shower room. Further benefits of this property include double-glazing, oil radiator central heating, attractive enclosed rear gardens and parking. Except for assistance dogs, no animals or pets allowed at the park home or the pitch.

Harveys Nurseries is situated just off the old Peppard Road, within walking distance of nearby shops, schools and bus services. This property is offered for sale with no onward chain complications. Viewing highly recommended. No onward chain. EPC rating D. Council tax band A. Cash buyers only.

* A monthly site fee of £229.76 (which includes water rates) is payable to the landowner, Royale Life Homes
tel: 01945 223855.

Tenure - Leasehold





- Detached
- Beautiful outlook
- Well-presented
- Kitchen/breakfast room
- Central heating
- Garden
- No onward chain



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Approximate Gross Internal Area 704 sq ft – 65 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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