



Harveys Nurseries, Emmer Green, Reading, RG4 8TW

£165,000

Walmsley

## Harveys Nurseries, Emmer Green, Reading, RG4 8TW

Walmsley Estate Agents are pleased to offer to the market this two bedroom Park Home in Harveys Nurseries, located in a gated development for residents aged 45 and over. This detached park home offers a peaceful setting with a well-sized, enclosed plot. The interior features a bright, open-plan layout including a dual-aspect sitting room, kitchen, lean-to housing appliances, breakfast area, two comfortable bedrooms, and a family shower room. The garden open to both the side and the front of the property. Positioned within Harveys Nurseries off Old Peppard Road, the home is within walking distance of shops, schools, and bus routes.

Annual site fee: £4,163.28 (includes water rates)

10% resale fee payable to landowner

Council Tax Band A

EPC Exempt

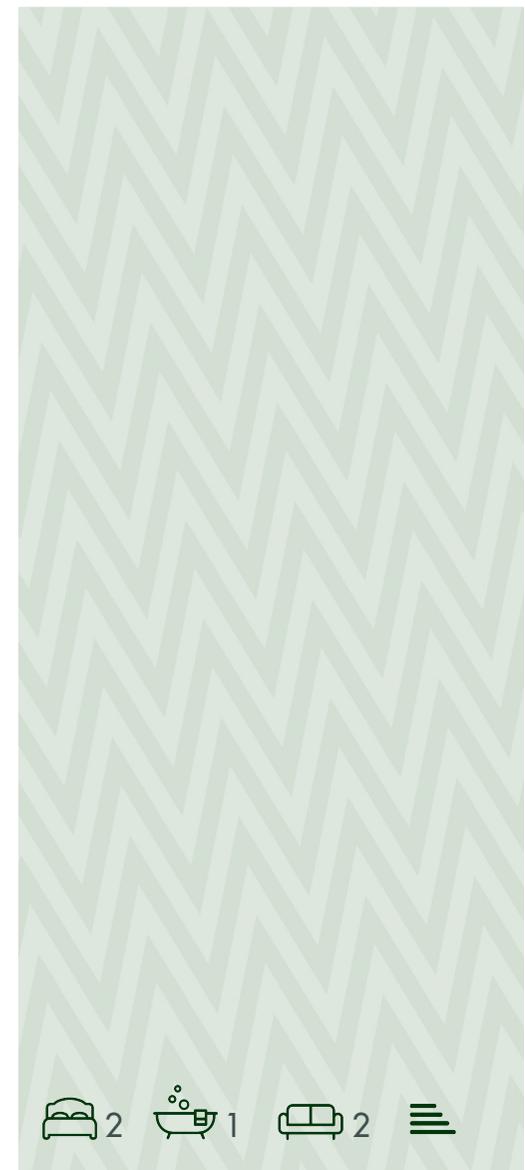
No pets allowed

Early viewing is advised.

<https://moverly.com/sale/TXT8j55LWwE9Uc7imh5GZ/view>

## Tenure - Freehold





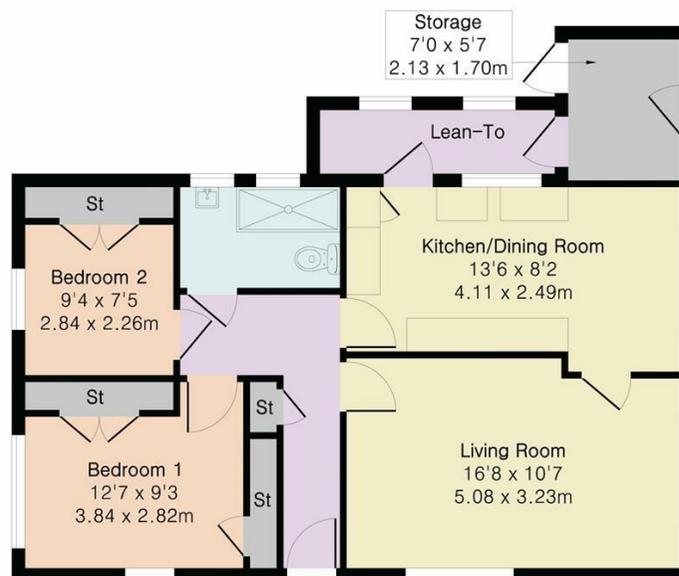
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## Approximate Gross Internal Area 660 sq ft - 61 sq m



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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