



7 Mere Oak Park, Three Mile Cross, Reading, RG7 1NR
Guide Price £150,000 Leasehold

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Residential Sales & Lettings

- Detached Park Home For The Over 48s
- Two Double Bedrooms
- Refitted Bathroom
- Enclosed Landscaped Rear Garden
- UPVC Double Glazing

- Beautifully Refurbished Throughout
- Modern Fitted Kitchen
- Spacious Living/Dining Room
- Semi Detached Garage
- Popular Three Mile Cross Location

Situated in the popular village of Three Mile Cross, this beautifully refurbished two double bedroom detached park home is offered exclusively for the over 48s and enjoys excellent transport links to Reading Town Centre, local amenities and nearby countryside walks.

The accommodation comprises a UPVC side entrance door leading into a modern fitted kitchen featuring a range of eye and base level units, ample work surface space, and integrated appliances including a fridge/freezer, oven and hob. There is a stylish refitted bathroom with shower over the bath, two well proportioned double bedrooms, and a spacious living room opening into a dining area, with UPVC double doors providing access to the front of the property.

Externally, the home benefits from a semi detached garage with an up and over door and a rear access door. The side garden is predominantly laid to lawn, whilst the landscaped rear garden features artificial grass, a decking area ideal for outdoor entertaining, and a further lawned area. The rear garden is fully enclosed by fencing and benefits from gated access to the front of the property.

Further benefits include UPVC double glazing throughout and a well maintained plot within this popular residential park.

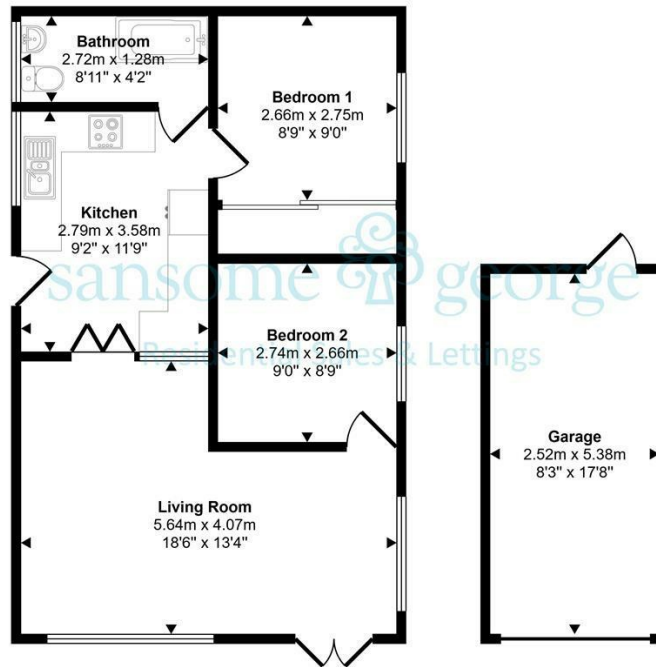
Wokingham Borough Council Tax Band A

Pitch Fee: Approximately £174.32 per month (including water rates)

Ground Rent: Approximately £190.55 per annum



Approx Gross Internal Area
65 sq m / 701 sq ft



Floorplan
Approx 52 sq m / 555 sq ft

Garage
Approx 14 sq m / 146 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

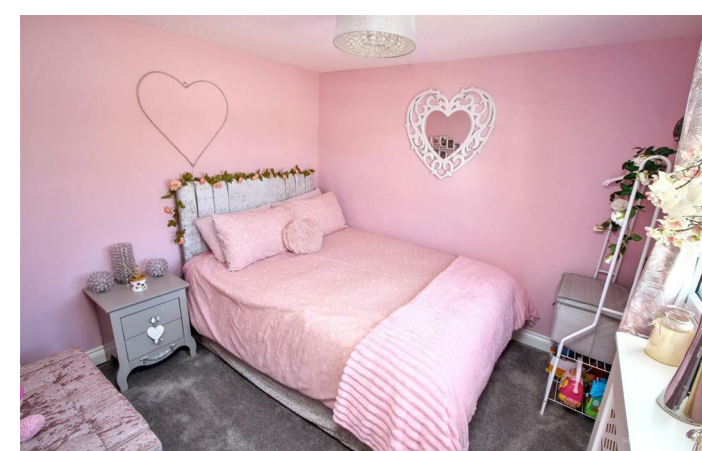
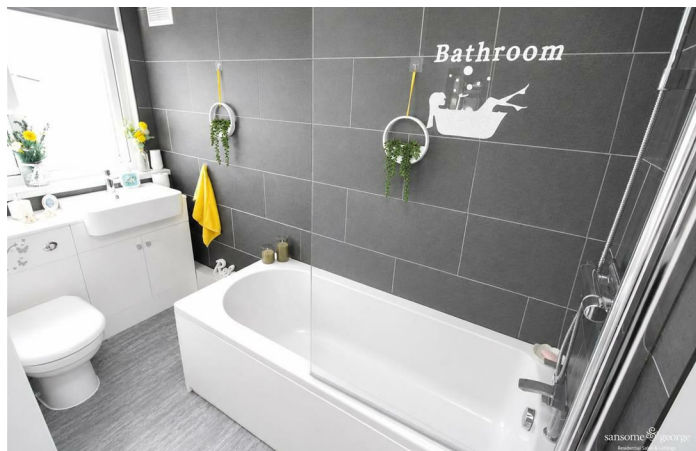


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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