

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PEPPARD ROAD, EMMER GREEN
READING, RG4 8UA**

Price Guide £285,000

An individual one bedroom bungalow offering good all round accommodation, well positioned near to bus stops and only an approx. 5 minutes walk to Emmer Green shopping precinct and 2 minutes walk to Clayfield Copse woodland. Includes 17ft living/dining room, 16ft kitchen, bedroom and bathroom along with small rear courtyard garden. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE HALL/STUDY AREA

With large storage cupboard housing gas boiler, side aspect window, tiled floor, door to:



LIVING / DINING ROOM

Approx. 18ft in length, front aspect window, two radiators, t.v point, hatch to loft space, tiled floor, spotlights



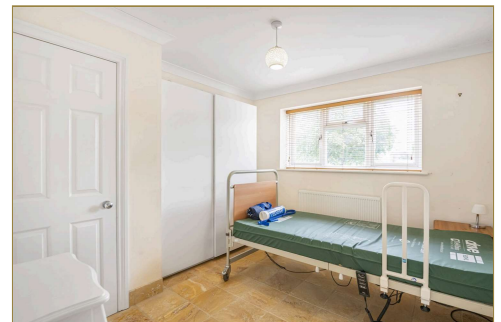
KITCHEN

16ft in length comprising: range of units and drawers, worktop with sink unit, built in Bosch double oven and microwave, gas hob with extractor hood over, integrated fridge freezer, integrated washing machine and plumbing for a dishwasher, radiator, spotlights, tiled floor, door to rear garden



BEDROOM

Rear aspect window, radiator, tiled floor, built in wardrobe



BATHROOM

Three piece suite comprising: corner shower cubicle, W.C, wide wash hand basin with cupboard, half tiled walls and flooring, chrome towel radiator, rear aspect window



OUTSIDE

Under the terms of the Property Title this property has pedestrian access only to the Peppard Road. The tarmac driveway and vehicular rights belong to no.266 Peppard Road

The property has a small paved area suitable for small table and chairs with further side area



At the rear of the property is a small courtyard style garden with wrought iron gates. Access is gained from Dunster Close which is off Abingdon Drive and Caversham Park Road



TENURE

Freehold

APPROXIMATE MONTHLY RENTAL VALUE

£1,195.00

SCHOOL CATCHMENT

Caversham Park Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band B (to be confirmed)

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

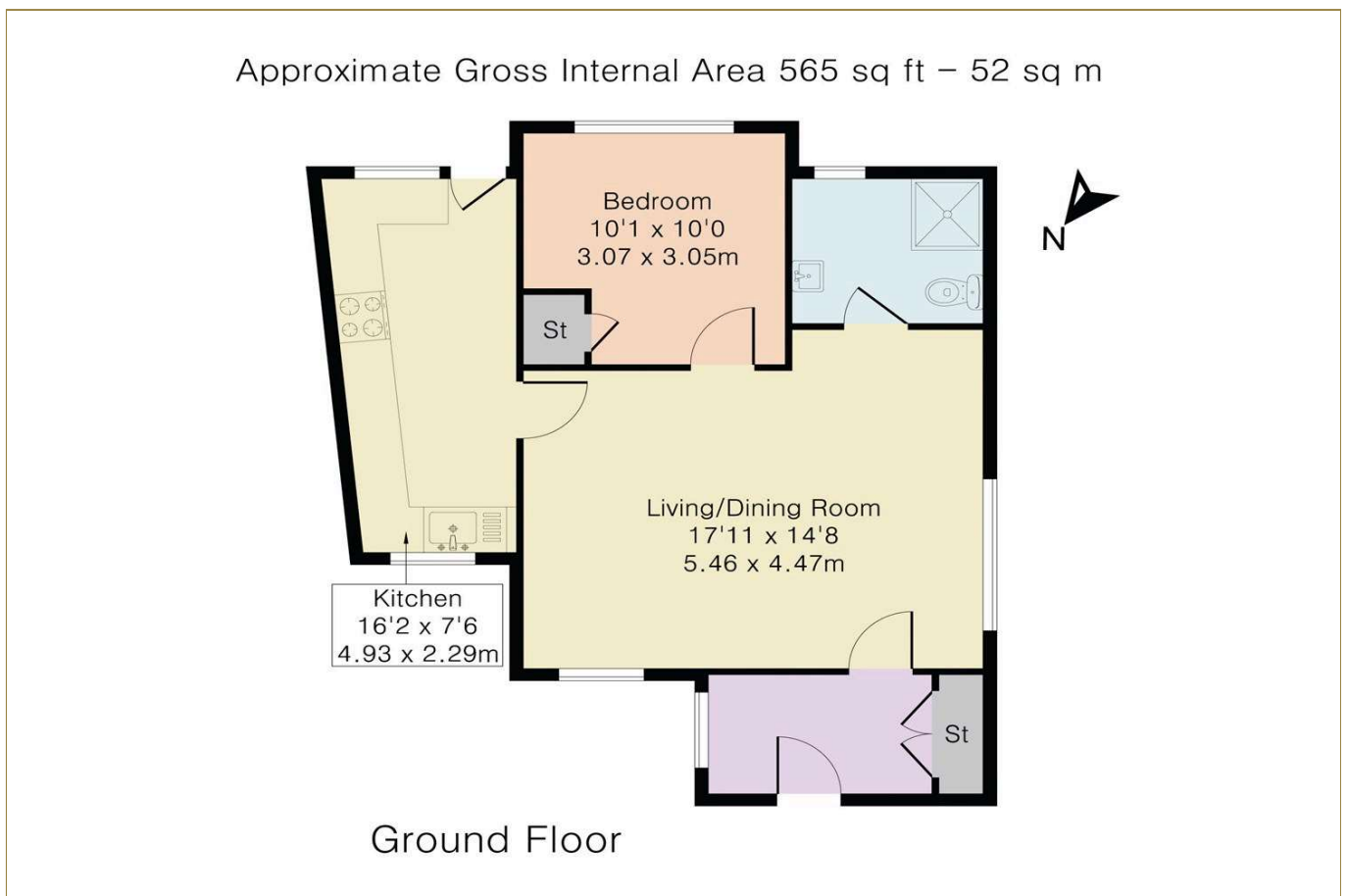
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/9220-3006-5201-6787-3200>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

