



**Bellingham Walk  
Emmer Green, Reading, Berkshire RG4 8LS**

**£399,000**

Set within this sought after area of Emmer Green is this well presented end of terrace house that has been extended on the ground floor and is in the catchment of Emmer Green Primary school. The property boasts three good sized bedrooms and a modern bathroom on the first floor. On the ground floor there is light and airy kitchen, guest WC, spacious living room and a garden room. To the rear there is an easy to maintain south facing garden and garden shed. To appreciate the space on offer call now to view.

## Bellingham Walk, Reading, Berkshire RG4 8LS

- Extended end of terrace • Three double bedrooms house
- Modern bathroom and guest WC
- Light and airy living room
- South facing garden
- Garden room
- Emmer Green Primary catchment
- EPC rating D
- Council tax band C

### Entrance hall

A welcoming entrance hall with vinyl flooring, stairs to the first floor and doors to the kitchen, living room and WC.

### WC

Cloakroom with vinyl floor, frosted window to the side of the property, sink and WC.

### Kitchen

10'4" x 7'9" (3.15 x 2.37)



Light and airy kitchen with plenty of work surfaces and cabinet space, built in oven, hob and extractor, large window to the front of the property with space for a washing machine, dishwasher and fridge freezer.

### Living room

15'10" x 15'7" (4.83 x 4.77)



Spacious carpeted living room with built in storage and two patio doors leading to the garden room.

### Garden room

15'8" x 7'9" (4.79 x 2.37)



Good sized garden room with tile effect floors and large window and patio doors to the garden.

### Landing

Carpeted landing with doors to the bedrooms and bathroom.

### Bedroom one

15'1" x 8'11" (4.6 x 2.74)



Large, carpeted double bedroom with ample space for wardrobes, good sized airing cupboard and window overlooking the garden.

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### Bedroom two

11'5" x 9'4" (3.48 x 2.87)



A good sized double bedroom with large built in double wardrobe and a big window overlooking the front of the property.

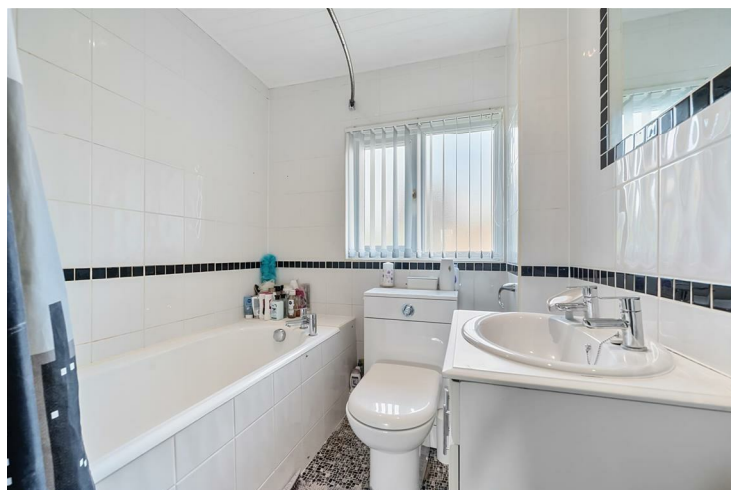
### Bedroom three

10'7" x 6'9" (3.24 x 2.06 )



Carpeted bedroom with window overlooking the garden.

### Bathroom



Modern and stylish bathroom with bath with wall mounted shower, sink with storage, WC and frosted window overlooking the front of the property.

### Garden



A comfortable and easy maintenance garden with lawn and patio areas, gate leading to rear of the property and shed.

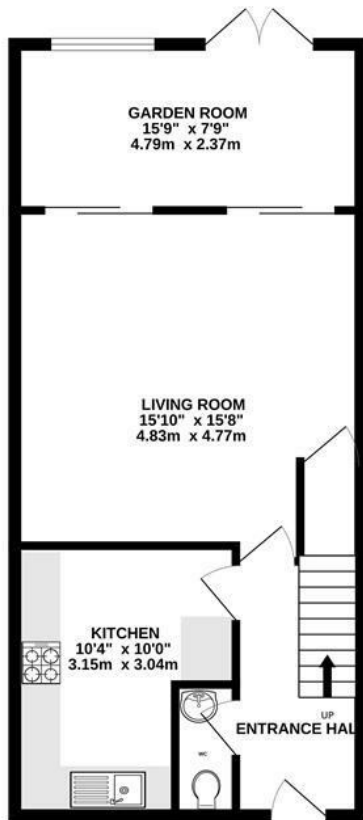
### Services

Water: Mains  
Drainage: Mains  
Electric: Mains  
Heating: Gas

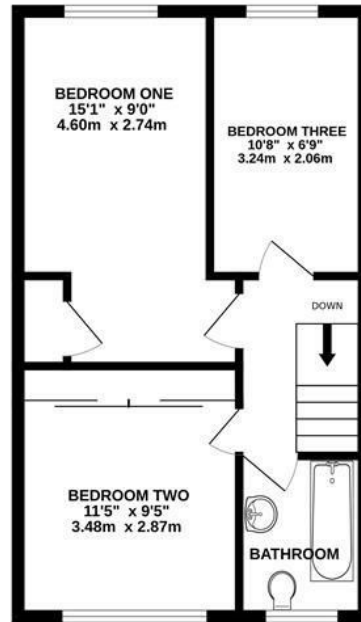
Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



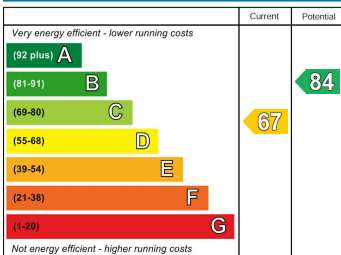
1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

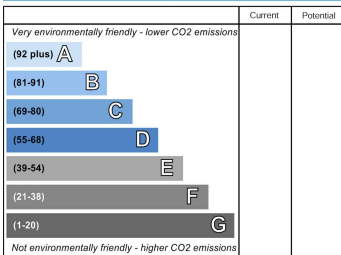
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

