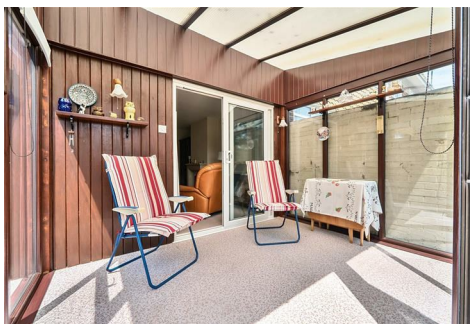




NICHOLAS ESTATE AGENTS  
*Sales & Lettings*

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



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

**Chain Free £385,000**

Set within this quiet area of Emmer Green is this light and airy mid terraced house that is set within this quiet cul-de-sac. The property is within easy reach of local amenities, bus services and the Emmer Green GP surgery. The property boasts three good sized bedrooms and a bathroom on the first floor. On the ground floor there is generous living space, separate kitchen, utility room, WC and a conservatory. To the rear there is an attractive south facing garden that is ideal for summer entertaining. The property is the catchment for Emmer Green primary school, Highdown secondary school and also boasts solar panels. To appreciate the space on offer call now to view.



## Bellingham Walk, Reading, RG4 8LS

- Chain free
- Three bedrooms
- Living room & conservatory
- Solar panels
- EPC rating C
- Emmer Green primary catchment
- Bathroom and guest WC
- Seperate kitchen
- South facing garden
- Council tax band C

### Lobby

Door to the hallway and a wall mounted boiler.

### Hallway

A carpeted hallway with stairs to the first floor and doors to:

### Kitchen

10'3 x 9'6 (3.12m x 2.90m)



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, Recess for the oven, hob, extractor, fridge and dishwasher. A good sized window to the front allowing plenty of natural light.

### WC

Comprising of a WC.

### Living room

15'11 x 15'6 (4.85m x 4.72m)



A good sized living room with an attractive coal effect gas fire place, carpeted, under stairs storage, patio doors to the conservatory and a door to the utility.

### Conservatory

10'2 x 7'3 (3.10m x 2.21m)



A light and airy room with double glazed windows and French doors to the garden.

### Utility

5'9 x 5'7 (1.75m x 1.70m)



Wall and base units with roll top work surfaces, inset sink and recesses for the washing machine and dryer. A door and window to the garden allowing plenty of natural light.

## Bellingham Walk, Reading, RG4 8LS

### Landing



Carpeted, loft access and doors to:

### Bedroom one

14'11 x 9'0 (4.55m x 2.74m)



Offering views over the garden is this light and airy room, carpeted, ample space for wardrobes and a cupboard housing the hot water cylinder.

### Bedroom two

11'7 x 10'0 (3.53m x 3.05m)



Offering views to the front is this good sized room, carpeted and a fitted wardrobe.

### Bedroom three

10'4 x 6'9 (3.15m x 2.06m)



Offering views over the attractive garden is this good sized room, carpeted and a fitted wardrobe.



### Bathroom

6'2 x 6'2 (1.88m x 1.88m)



Comprising of a panelled bath, wall mounted shower, WC, wash hand basin and frosted window to the front.

### Garden



An easy to maintain south facing garden that is mainly laid to lawn with shrub borders. There is a shed and rear gate to the parking area.

### Services

Water: Mains

Drainage: Mains

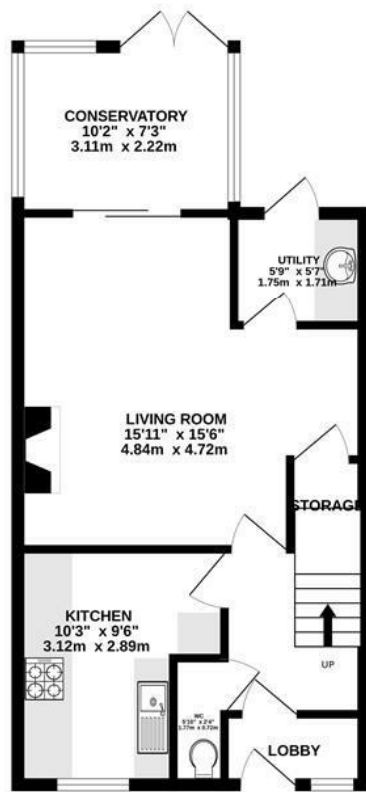
Electric: Mains & Solar panels

Heating: Gas central heating

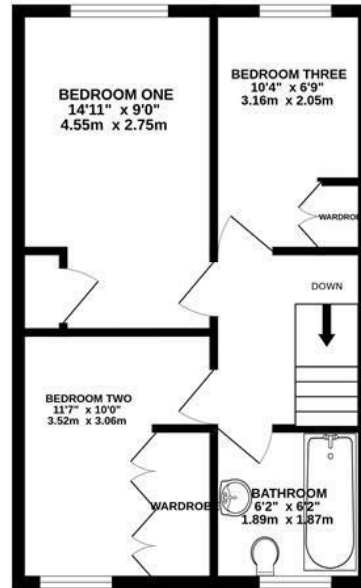
Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Broadband: Ultrafast available as per Ofcom

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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 misstatement. 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC

