

Bellingham Walk, Emmer Green, Reading, RG4 8LS

£399,999

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A well-presented, extended, three bedroom terrace property situated in this quiet, popular location in Emmer Green. The accommodation comprises; entrance hall, cloakroom, open plan sitting/dining/kitchen room, three bedrooms and bathroom with shower. Externally the property benefits from a private, enclosed rear garden with outbuilding. There is the potential to rent a garage in a nearby block, subject to a waiting list. No onward chain

Bellingham Walk is ideally located just 1 mile from Caversham Centre and approximately 1.8 miles from Reading train station, which offers quick access to London Paddington (approx. 25 mins) and Crossrail services. The property is within walking distance of local amenities, primary schools, and Highdown School with Sixth Form College.

Tax Band - C
EPC Rating - C
https://moverly.com/sale/QEGQU9QJ1b8BhYYKKqcJ2P/view

Tenure - Freehold

















- Quiet location
- Walking distance to primary and secondary schools
- Extended
- No chain
- WC
- Enclosed rear garden
- Close to local amenities
- Open plan

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Approximate Gross Internal Area 1042 sq ft - 97 sq m
(Including Outbuilding)
Ground Floor Area 570 sq ft – 53 sq m
First Floor Area 437 sq ft – 41 sq m
Outbuilding Area 35 sq ft – 3 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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