



Peppard Road, Caversham, Reading, RG4 8TW

£145,000

Walmsley

## Peppard Road, Caversham, Reading, RG4 8TW

Located in a quiet gated setting in an exclusive development for over 45's is spacious, detached park home. The accommodation comprises, dual aspect sitting room, breakfast area, kitchen, three bedrooms and a shower room. Further benefits of this property include enclosed gardens and central heating.

**\*\*Except for assistance dogs, no animals or pets allowed\*\***

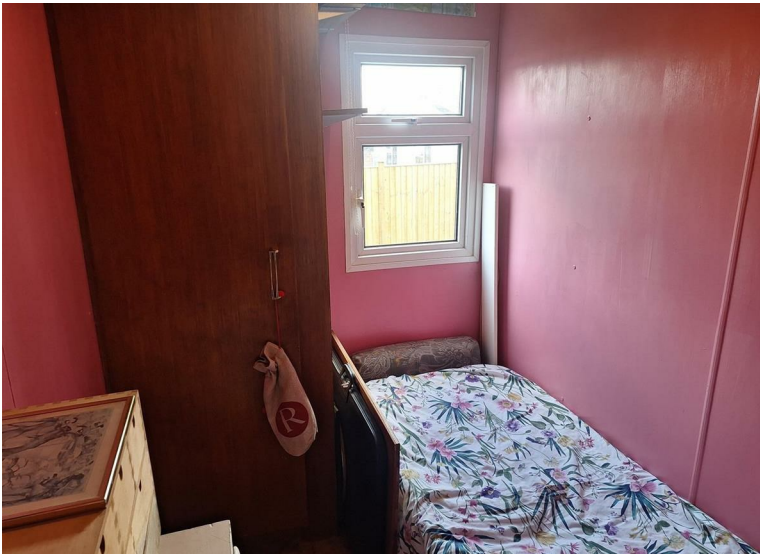
Harveys Nurseries is situated just off the Old Peppard Road, within walking distance of nearby shops, schools and bus services. Viewing highly recommended. Council tax band A. CASH BUYERS ONLY.

\* A monthly site fee of £252.66 (which includes water rates) is payable to the landowner, Royale Life Homes. \* 10% resale fee payable to landowner\*

\*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

## Tenure - Non-traditional





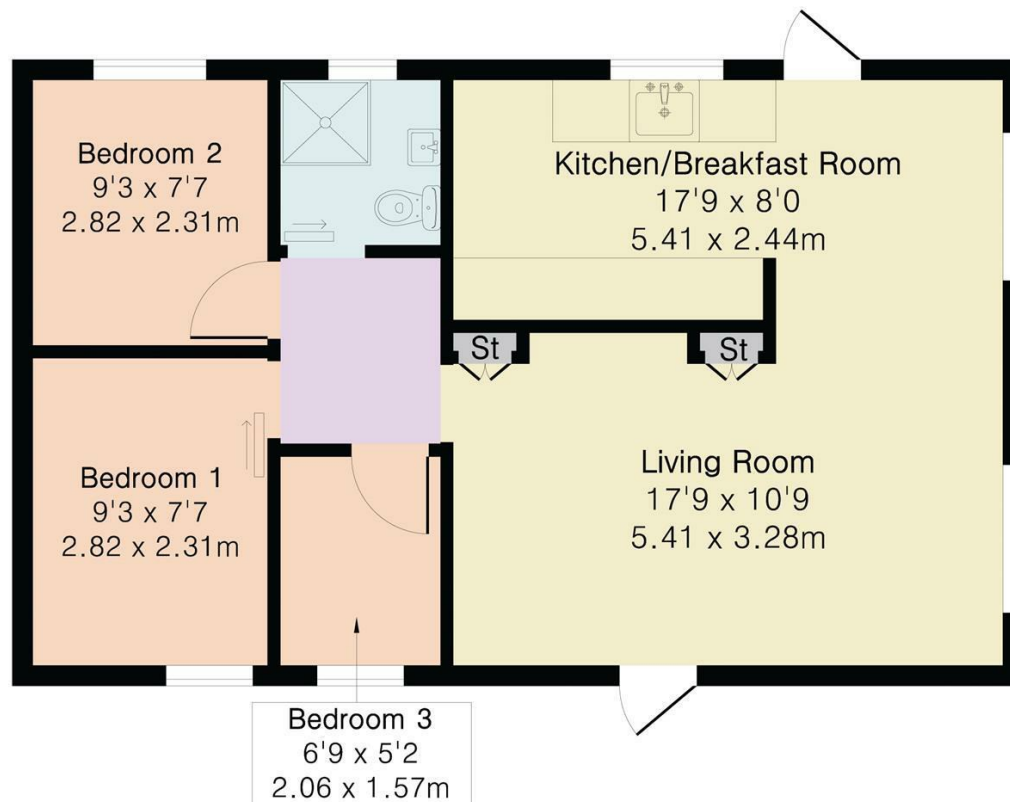
- No onward chain
- Three bedrooms
- Gate development
- Kitchen/breakfast room
- Close to shops
- Double-glazing



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## Approximate Gross Internal Area 593 sq ft - 55 sq m



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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