Peppard Road, Emmer Green, Reading, RG4 8TW

£155,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this well presented park home, located in a quiet gated setting, in an exclusive development for over 45's. The accommodation comprises sitting room, a modern kitchen, two bedrooms and a modern bathroom. Further benefits of this property include double-glazing, central heating and an attractive enclosed garden with storage shed.

Except for assistance dogs, no animals or pets allowed at the park home or the pitch. Harveys Nurseries is situated just of off the old Peppard Road, within walking distance of nearby shops, schools and bus services. This property is offered for sale with no onward chain complications. Viewing highly recommended. Council tax band A. Cash buyers only. A 10% fee is payable to the Landowner when the property is sold

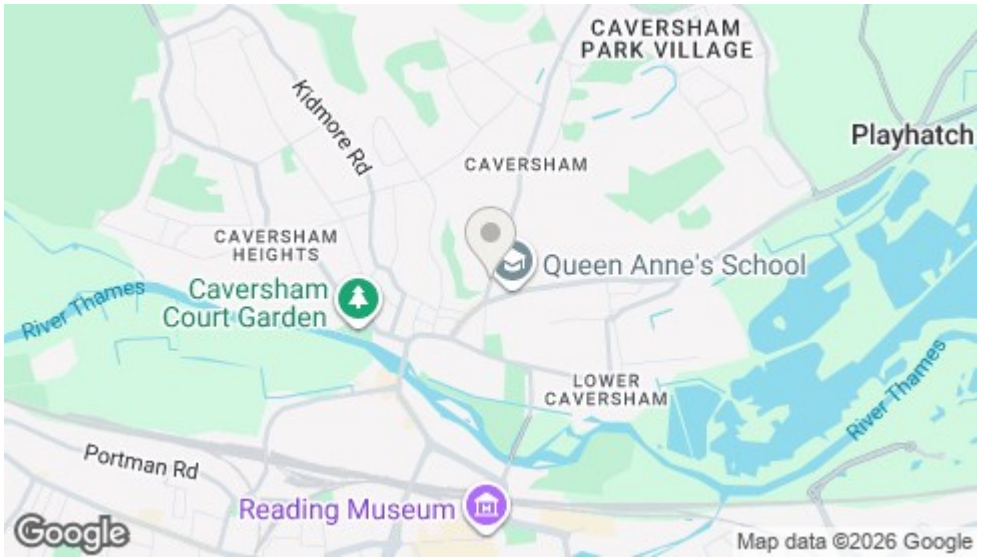
* An annual site fee of £2,941.20 (which includes water rates) is payable to the landowner.
* Council Tax Band A.

*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.

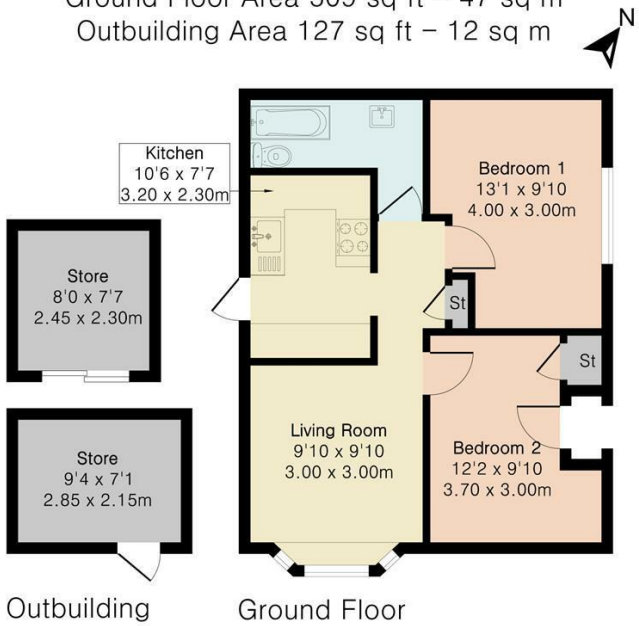
Tenure - Freehold

- Over 45's development
- Detached
- Well-presented accommodation
- Two bedrooms
- Council tax band A

2 1 1


CAVERSHAM PARK VILLAGE
Kidmore Rd
CAVERSHAM
Playhatch
CAVERSHAM HEIGHTS
Queen Anne's School
River Thames
Caversham Court Garden
LOWER CAVERSHAM
River Thames
Portman Rd
Reading Museum
Google
Map data ©2026 Google

Approximate Gross Internal Area 636 sq ft - 59 sq m
(Including Outbuilding)
Ground Floor Area 509 sq ft – 47 sq m
Outbuilding Area 127 sq ft – 12 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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The Property Ombudsman
TDS Tenancy Deposit Scheme member

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