



Brook Lea, Caversham, Reading, RG4 8EP

£260,000

Walmsley

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Walmsley Estate Agency is delighted to present this spacious two-bedroom bungalow, situated in a secluded location in the heart of Caversham.

The accommodation comprises an entrance hall, a generous kitchen, two bedrooms, a separate bathroom, and a spacious living/dining room with French doors opening onto the rear garden.

Externally, the property benefits from residents parking to the front. To the rear, there is a private enclosed garden with two useful storage sheds.

Offered to the market with no onward chain.

Disclaimer -

- We may not have all material information relating to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.
- This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.
- The monthly service charge of £31.06pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.
- We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

Tenure - Freehold





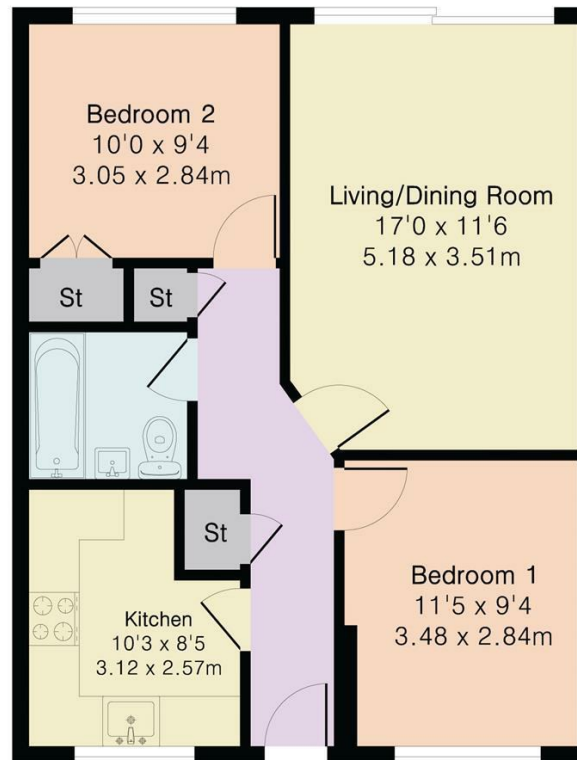
- Spacious bungalow
- Secluded location
- Residents parking
- No onward chain
- Council tax B
- EPC D

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Approximate Gross Internal Area 631 sq ft - 59 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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