Peppard Road, Emmer Green, Reading, RG4 8TW

£125,000

Walmsley

Peppard Road, Emmer Green, 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, separate dining room, kitchen, utility lean-to, two bedrooms and a shower room. Further benefits of this property include attractive enclosed gardens and oil central heating. **Except for assistance dogs, no animals or pets allowed**

Harveys Nurseries is situated just of 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.

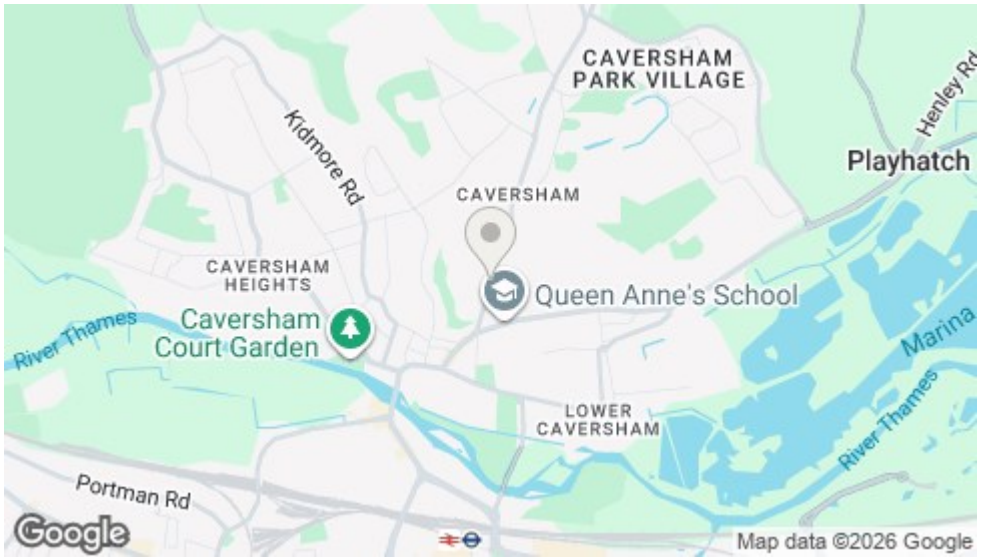
* A monthly site fee of £252.66 (which includes water rates) is payable to the landowner, Royale Life Homes. * 10% resale fee payable to landowner*

*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.

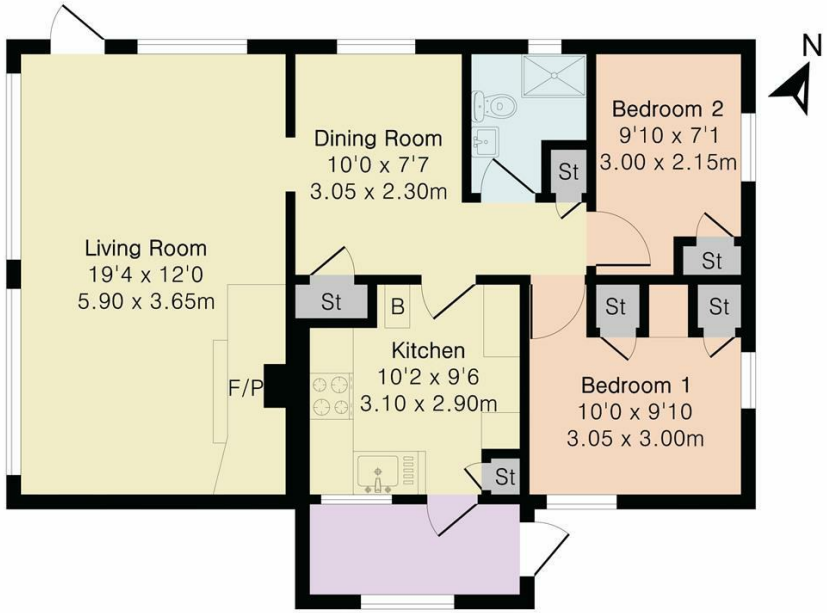
Tenure - Non-traditional

- Detached
- Gated development
- A monthly site fee of £252.66
- Two bedrooms
- No onward chain
- Council tax band A

2 1 1


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

Approximate Gross Internal Area 693 sq ft - 64 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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