76, Grove Road, Emmer Green, Reading
Berkshire, RG4 8LW

£380,000

Beville
ESTATE AGENCY

- Three bedrooms
- Double glazing
- Emmer Green Primary & Highdown Secondary School catchment
- 14ft sitting room
- Gas fired central heating
- Easy access to Reading Station
- First time on the market
- Requires some updating and offers excellent potential
- Spacious accommodation

A spacious three bedroom mid terraced property situated in a popular location in Emmer Green, close to Caversham and Reading, requiring some updating and offering excellent potential. EPC: tbc

Accommodation includes: Entrance porch with built in cupboard, 14ft sitting room with fireplace, kitchen/diner, downstairs w/c, covered rear porch leading to outside storage room. In the hallway, the stairs lead to the first floor landing which comprises of three bedrooms and a family bathroom.

Noteworthy features include: uPVC double glazing, gas fired central heating, first time on the market since new.

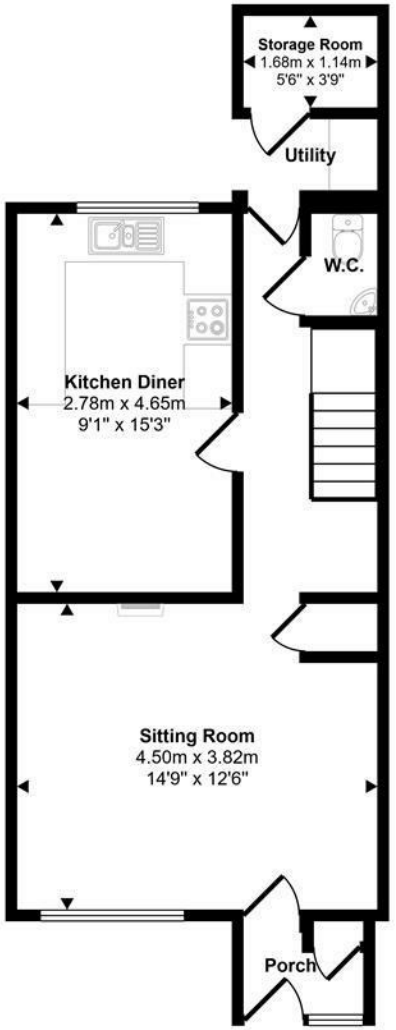
To the front of the property: Block paved patio area, concrete path leading to the front door, lawn area with mature hedging.

To the rear of the property: Low maintenance rear garden, fully enclosed with timber fencing, patio area, garden laid mainly to lawn, mature shrubs and hedging with a pedestrian gate to the rear.

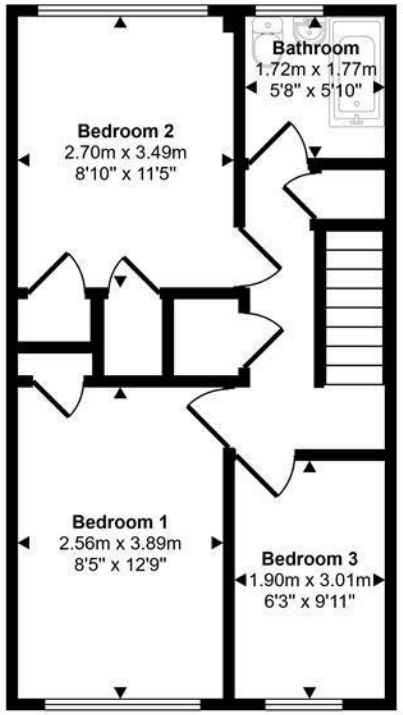
Total Floor Area: Approx. 85m2 (915sqft)
Council Tax Band: C
Services: Mains gas, electricity, water supply & drainage.

Emmer Green is a sought after area on the Berkshire/ Oxfordshire borders, close to Caversham and Reading with excellent amenities and communication links, whilst being close to surrounding countryside. There is easy access to both Reading and Henley-on-Thames town centres. London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

Approx Gross Internal Area
85 sq m / 915 sq ft

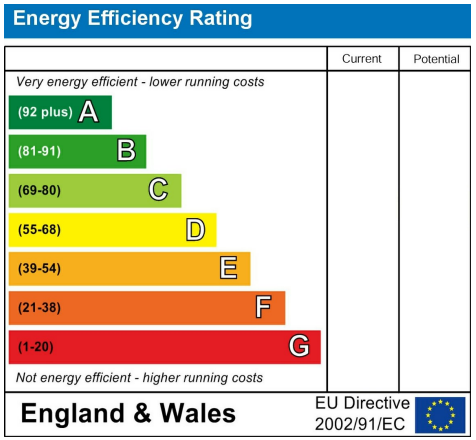


Ground Floor
Approx 46 sq m / 491 sq ft



First Floor
Approx 39 sq m / 425 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Start on Peppard Road (B481) in Sonning Common. Head south towards Reading. Continue on the B481 into Emmer Green. Turn onto Grove Road in Emmer Green. Continue to RG4 8LW.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.