



**Bellingham Walk
Emmer Green, Reading, RG4 8LS**

Chain Free £385,000

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Situated within this quiet location of Emmer Green and only moments from Emmer Green Primary school is this modern mid terraced house. The property boasts three bedrooms and a stylish bathroom on the first floor. On the ground floor there is a modern kitchen, good sized living room, garden room, and a guest WC. To the rear there is an easy to maintain south facing garden with rear access. To appreciate the space on offer call to view.

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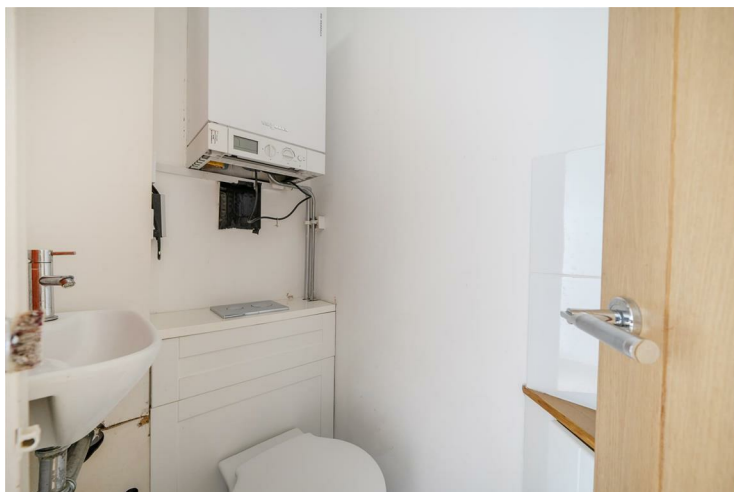
- Chain free
- Three bedrooms
- Modern kitchen
- South facing garden
- EPC rating C
- Modern mid terraced house
- Modern bathroom and guest WC
- Good sized living room & garden room
- Emmer Geen primary school catchment
- Council tax band C

Hallway



A good sized hallway with laminate wood flooring, stairs to the first floor and doors to

WC



Comprising of a WC, wash hand basin and a wall mounted boiler.

Kitchen

10'8 x 9'11 (3.25m x 3.02m)



A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring hob, extractor and oven. The free standing fridge freezer, washing machine and dishwasher are included at no additional cost.

Living room

15'11 x 15'5 (4.85m x 4.70m)



A light and airy living room with solid wood flooring, under stairs storage, patio doors to the garden and door to the garden room.

Garden room

8'0 x 6'7 (2.44m x 2.01m)

Carpeted, window and door to the garden.

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Landing



Carpeted, loft access and doors to:

Bedroom one

13'7 x 9'0 (4.14m x 2.74m)



A good sized room with a window overlooking the garden, wood flooring, fitted wardrobe and a cupboard housing the hot water cylinder.

Bedroom two

11'6 x 10'1 (3.51m x 3.07m)



A light and airy room with wood floor, door to the airing cupboard and ample space for wardrobes.

Bedroom three

10'6 x 6'9 (3.20m x 2.06m)



Offering views over the garden is this good sized room, wood flooring and space for wardrobes.

Bathroom

6'2 x 6'1 (1.88m x 1.85m)



A modern bathroom comprising of a paneled bath with mixer tap, wall mounted shower, wash hand basin and a WC. Window the front, tiled floor and tiled walls.

Garden



An easy to maintain south facing garden that is mainly laid to lawn with shrub borders, shed to the rear, rear gate access and a paved patio area.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

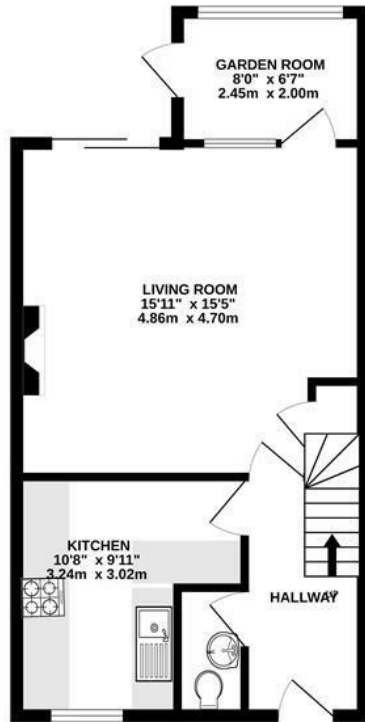
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

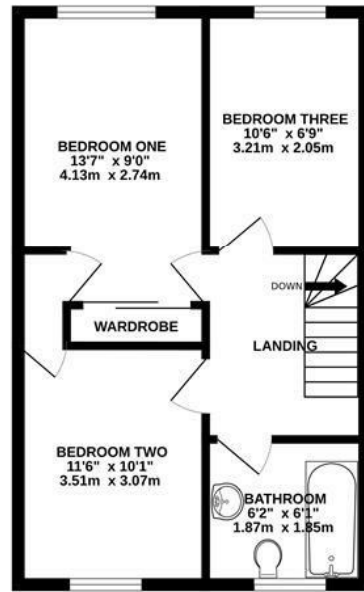
Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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