



**Buckingham Drive
Emmer Green, Reading, RG4 8RY**

Chain Free £425,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this sought after area of Emmer green only moments from Emmer Green Primary school is this good sized semi detached house with the potential to extend (STP) and is in need of updating. The property boasts three good sized bedrooms and a bathroom on the first floor. On the ground floor there is a light and airy L shaped living room, separate kitchen and a WC. To the front there is ample parking, garage and good sized garden. To the rear there is a larger than expected southerly facing garden. To appreciate the space and potential on offer call now to view.

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- Chain free
- Semi detached house with the potential to extend
- L shaped living room & separate kitchen
- In need of updating
- EPC rating D
- Emmer Green primary school catchment
- Bathroom and guest WC
- Garage & driveway parking
- Great sized garden
- Council tax band D

Hallway



Carpeted, straits to the first floor and doors to:

Living room

17'9 x 13'11 (5.41m x 4.24m)



A good sized L shaped living room, carpeted, patio doors to garden, window to the front and fire place.

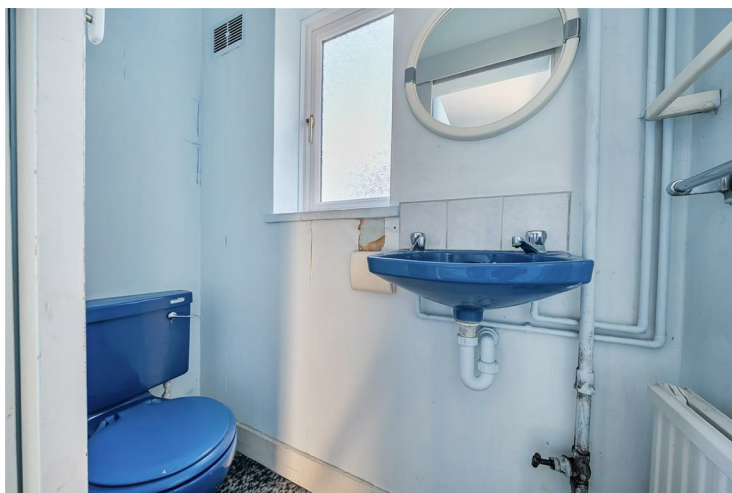
Kitchen

11'7 x 11'7 (3.53m x 3.53m)



A good sized kitchen with wall and base units an inset sink and drainer, recess for the oven, hob, extractor, fridge and washing machine. Wall mounted boiler, storage cupboards, door to the garden sand window to the side.

WC



Comprising of a WC, sink and window to the side.

Landing



Carpeted, loft access and doors to:

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Bedroom one

14'3 x 9'8 (4.34m x 2.95m)



A good sized room with ample fitted wardrobes, carpeted, feature fire place and a window over looking the garden.

Bedroom three

10'10 x 7'11 (3.30m x 2.41m)



A light and airy room with a window to the front and space for wardrobes.

Bedroom two

11'7 x 9'9 (3.53m x 2.97m)



Offering views over the front garden is this good sized room, carpeted, storage cupboard and a cupboard housing the hot water cylinder.

Bathroom

7'3 x 6'2 (2.21m x 1.88m)



Comprising of a shower, WC, wash hand basin and a window to the side.

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Garden



A good sized southerly facing garden that is mainly laid to lawn with shrub borders. There are two brick sheds and to the side there is the garage and access to the front.

Garage

17'8 x 8'7 (5.38m x 2.62m)

A good sized garage to the side with access to the driveway.

Front garden & driveway



A good sized front garden that is laid to lawn. To the side there is driveway parking for several cars.

Services

Water. Mains

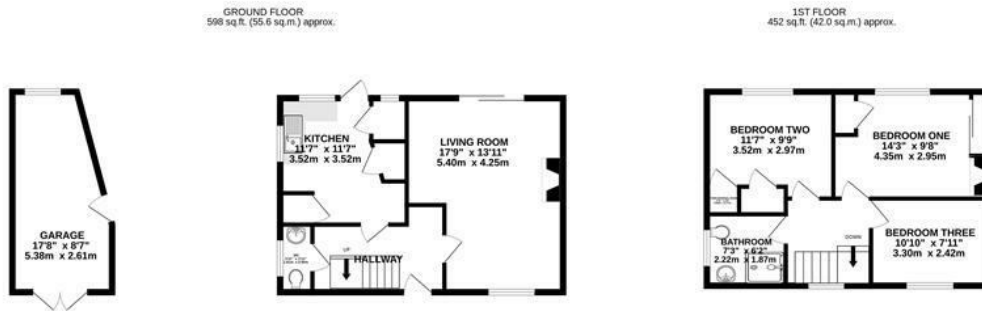
Drainage. Mains

Electricity. Mains

Heating. Gas


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

Broadband. Superfast, obtained from Ofcom



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 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		59	75
(81-91) B			
(69-80) C			
(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 (CO ₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	