

13 Harveys Nurseries. Peppard Road, Emmer Green, Reading, RG4 8TW

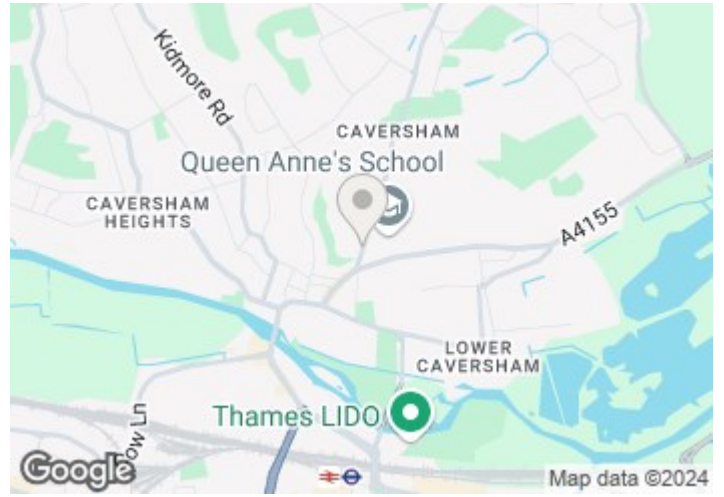
£184,950 Non-traditional



Walmsley Estate Agency are pleased to offer to the market this well presented park home, located in a quiet gated setting in an exclusive development for over 45's. The accommodation comprises entrance hall, dual aspect sitting room, kitchen/breakfast room, two double bedrooms and a separate shower room. Further benefits of this property include double-glazing, radiator central heating, enclosed garden area with brick built shed and parking. Except for assistance dogs, no animals or pets allowed at the park home or the pitch. Harveys Nurseries is situated just off the old Peppard Road, within walking distance of nearby shops, schools and bus services. This property is offered for sale with no onward chain complications. Viewing highly recommended. Council tax band A. Cash buyers only. A 10% fee is payable to the Landowner when the property is sold

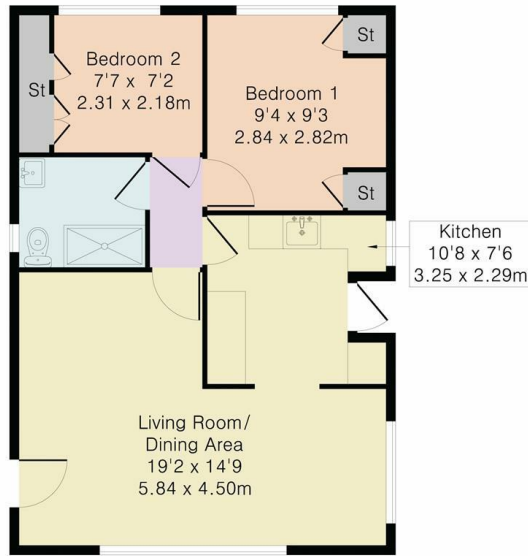
* An annual site fee of £2,941.20 (which includes water rates) is payable to the landowner.
Council Tax Band - A.





Floor Plan

Approximate Gross Internal Area 523 sq ft – 49 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.