



Balmore Drive, Caversham, Reading, RG4 8NN

£745,000

Walmsley

Balmore Drive, Caversham, Reading, RG4 8NN

Council Tax Band: E

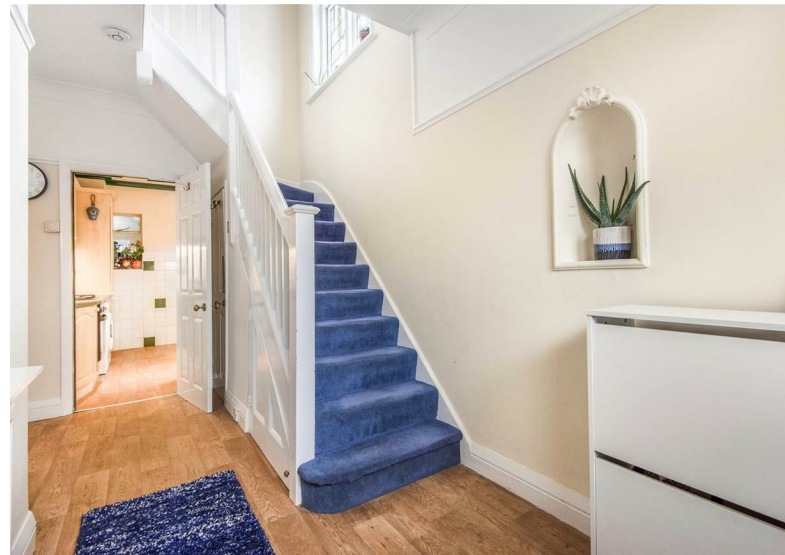
A well presented 3 bedroom 1930s Haddock-built semi-detached property situated in one of Caversham's most sought after roads. The generous accommodation comprises entrance hall, bay-fronted sitting room, dining room, garden room, kitchen, landing, three first floor bedrooms and family bathroom. Externally the property benefits from a partially enclosed frontage with driveway parking. To the side of the property is secure, sheltered access leading to a large, attractive, mature rear garden with garage.

Balmore Drive is a private road and boasts communal tennis courts and playing field, as well as walking distance to Balmore Park. It is conveniently located to take advantage of a range of local amenities, including schools, bus routes, parks and a doctors surgery, and is within easy walking distance of both Caversham and Emmer Green centres, not to mention Reading train station Viewing recommended. EPC rating C.

*Private road fund of approximately £160 pa

Tenure - Freehold





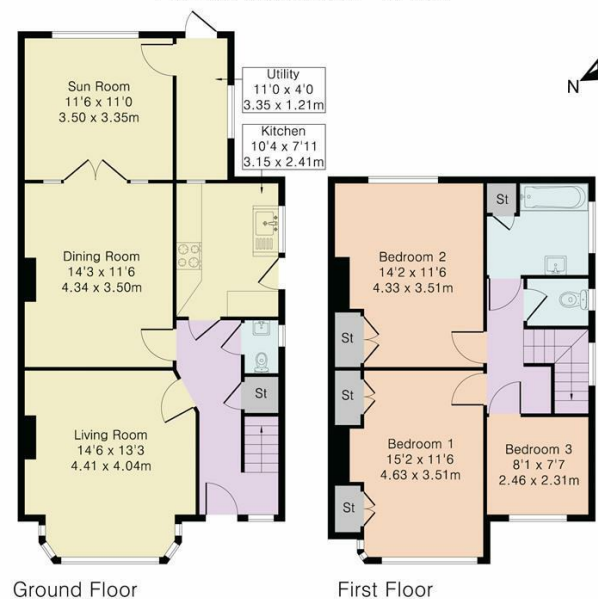
- Highly regarded road
- Close to Balmore Park
- Walking distance to station
- Driveway parking
- Bay-fronted sitting room
- Three bedrooms
- Attractive rear garden

 3
  1
  2
  D

RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES

Walmsley

Approximate Gross Internal Area 1260 sq ft – 117 sq m
 Ground Floor Area 720 sq ft – 67 sq m
 First Floor Area 540 sq ft – 50 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA
 Email: enquiries@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

