



Bell Court, Emmer Green, Reading, RG4 8HR

£565,000

Walmsley

## Bell Court, Emmer Green, Reading, RG4 8HR

A well-presented, three bedroom semi-detached, situated on a desirable and private courtyard development. The property is beautifully presented and comprises entrance hall, cloakroom, living room, study/family room, conservatory/dining room, modern 15ft kitchen/breakfast room, landing, three bedrooms, ensuite to master bedroom and a separate family bathroom suite. Externally the property benefits from attractive and mature enclosed rear garden, garage and driveway parking. Bell Court is conveniently situated within walking distance of local amenities including bus stop, supermarket, post office, doctors surgery, schools and playing fields. The property is also within 0.2 miles of Emmer Green Primary School, not to mention a short distance from the South Oxfordshire countryside. Viewing highly recommended. EPC C.

Service charge for communal garden £150 PA

### Tenure - Freehold





- Attractive accommodation
- Beautiful courtyard setting
- Close to shops and schools
- Excellent presentation
- Three bedrooms
- Garage and driveway parking
- En-suite to master bedroom
- Sought after location

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Approximate Gross Internal Area 1364 sq ft – 127 sq m  
 Ground Floor Area 852 sq ft – 79 sq m  
 First Floor Area 512 sq ft – 48 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.



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