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3 EDEN COURT, BASINGSTOKE ROAD, THREE MILE CROSS, READING, BERKSHIRE, RG7 1BA



- Three Bedroom End Terrace House
- No Onward Chain Complications
- Garage, Drive & Two Parking Spaces
- Three Double Bedrooms
- Family Bathroom, En-suite & W.C.
- Convenient Access To Reading & M4

Asking Price £500,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

A well presented 3 bedroom end terrace home with no onward chain, conveniently located for easy access to Reading & M4. Set over 3 floors at just under 1600sqft including garage with drive & 2 parking spaces. Built in 2014 & benefits from 3 double bedrooms, air source heat pump & Solar panels. EPC B

LOCAL INFORMATION

Three Mile Cross is so named as it lies three miles south of Reading on the old Basingstoke Road. It is a small rural village and the community is divided by the A33 Basingstoke - Reading road. It is designated an area of special character and is located close to Junction 11 of the M4. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre. Three Mile Cross also has great connectivity into London, with nearby Green Park rail station coming soon and Mere oak park-and-ride just 0.9 miles away.

ACCOMMODATION

The property on the ground floor comprises of an entrance hall with cloakroom/W.C., integral garage leading off and opening into a spacious and modern open plan kitchen/dining room with bi-fold doors to the garden. On the first floor there is an landing with stairs leading to the second floor, sitting room with Juliette overlooking the garden, principal bedroom and en-suite shower room. On the second floor there is a landing leading to two double bedrooms and the modern family bathroom.

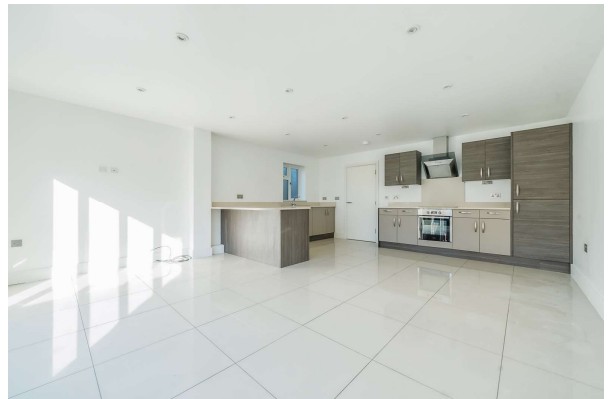


OUTSIDE SPACE

To the rear there is a lawned garden with paved patio and side pedestrian access. To the front there is an integral garage, driveway parking and two further parking spaces.

LOCAL AUTHORITY and SERVICES

Water, mains, gas and electric connected
Wokingham Borough Council
Council Tax Band E





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

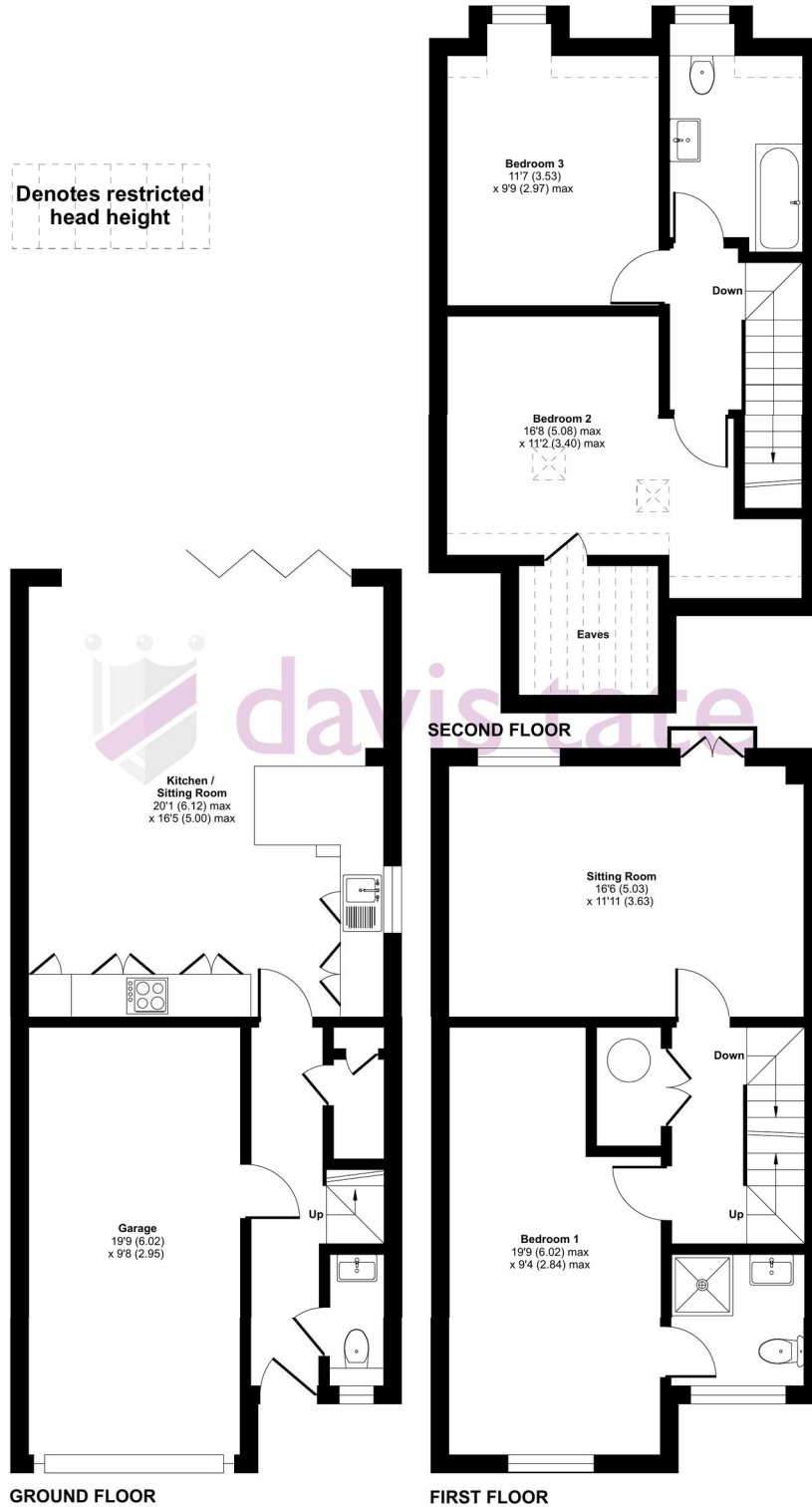
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1328 sq ft / 123.3 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Garage = 195 sq ft / 18.1 sq m
 Total = 1593 sq ft / 147.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1077199