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67 MELROSE GARDENS, ARBORFIELD CROSS, READING, BERKSHIRE, RG2 9PY



- Two Bedroom Detached Bungalow
- No Onward Chain Complications
- Front & Rear Gardens
- Driveway Parking & Car Port
- Spacious Lounge
- Extended Kitchen

Guide Price £400,000 (Freehold)

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PROPERTY DESCRIPTION

Offered to the market with no onward chain complications is this well cared for two bedroom extended and detached bungalow in Arborfield Cross. The property is located in a quiet cul de sac and a short walk to Arborfield Cross recreational ground, and 5 minutes walk to local amenities, the Bull Inn. Henry Street garden centre is also 0.6 miles away and the café is a must try. Features include an 18ft by 11ft sitting room with sliding doors that lead into the garden, three-piece family bathroom, primary bedroom with built in wardrobes, a car port and a private rear garden. EPC Rating D.

LOCAL INFORMATION

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.

Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25; a local bus service is available from Arborfield, running between Reading and Wokingham.

Leisure facilities in the area include Nirvana and Pulse 8 Health Clubs, Bearwood and Bearwood Lakes Golf courses, Cloud Stables and Bearwood Riding Centre. There is a wide range of good local private and state schools. Arborfield is home to Arborfield Green, Berkshire's newest Garden Village. It is named after the Hall which Mary Mitford, the 19th century novelist, gave to Arborfield Hall, in her book "Our Village". The development benefits from being in the heart of Berkshire countryside, yet with many new facilities of the wider new village and within easy reach of Reading and Wokingham town centres. It offers good transport links being just 4 miles to the M4, with Wokingham train station approximately 3.5 miles to the north, and links to London Paddington via Reading.



ACCOMMODATION

The property comprises of a an entrance hall, light and airy sitting room measuring 18.6ft by 11.11ft with direct access into the back garden via a set of sliding doors, a fully fitted and extended kitchen with side access, a main bedroom with built in wardrobes, three piece family bathroom and a second bedroom.

OUTSIDE SPACE

To the front of the property is a lawn, driveway and car port. To the rear is a private garden which is mostly laid to lawn.

LOCAL AUTHORITY and SERVICES

Mains Gas, water and electricity
Wokingham Borough Council
Council Tax Band - D



CONVEYANCING

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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

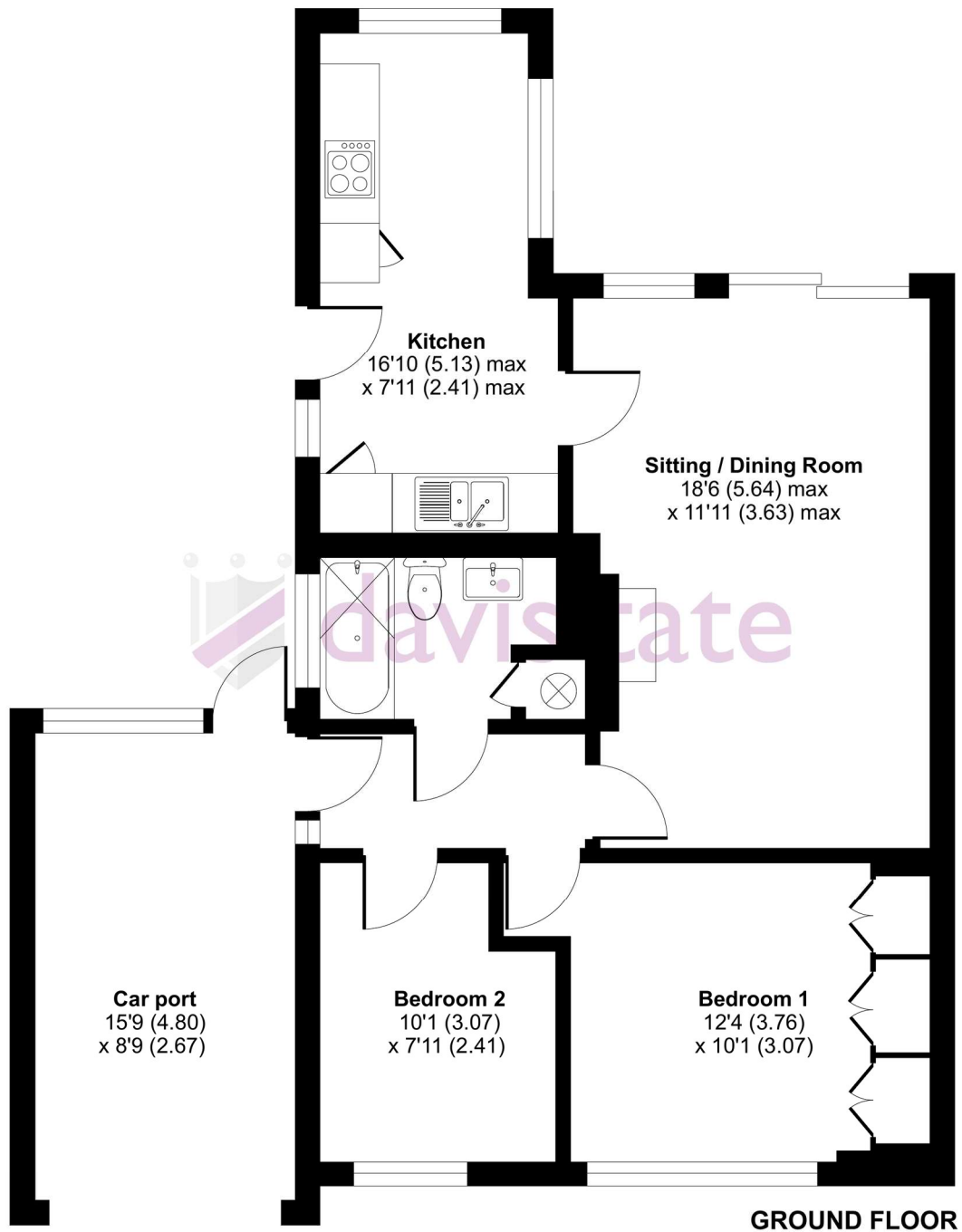
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 668 sq ft / 62 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1016328