



sales | lettings | new homes | conveyancing | mortgages

20 BRAMSHILL CLOSE, ARBORFIELD, READING, BERKSHIRE, RG2 9PT



- Three Bedroom Semi Detached House
- Modern Refitted Kitchen/Dining Room
- Secluded Rear Garden
- Generous Sized Plot
- Potential To Extend To Side
- Recently Installed Boiler

Asking Price £440,000 (Freehold)

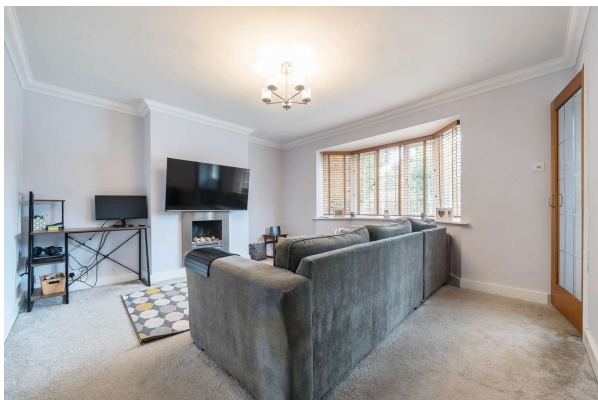
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

Offered to the market is this well presented three-bedroom semi-detached family home sitting on a generous sized plot. The property has undergone updating by the current owners with a modern refitted kitchen as well as a new heating system and offers excellent potential to extend to the side of the property subject to planning. Conveniently located the property offers easy access to local amenities, transport links and nearby parks. The property itself benefits from a generous sized bay fronted lounge, refitted kitchen/dining room, utility area and bathroom on the ground floor. Upstairs there are three generous sized bedrooms. Outside the property sits centrally on the plot with lawn and ample parking to the front which is enclosed via wooden gates and has rear pedestrian access leading to the secluded garden with pergola and good-sized patio which is ideal for entertaining. EPC 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.



ACCOMMODATION

The property comprises of an entrance hall, bay fronted living room, modern kitchen/dining room, utility area and bathroom on the ground floor. Upstairs there is a landing with all three bedrooms leading off.

OUTSIDE SPACE

To the front the property is accessed by wooden gates, there is a gravel driveway offering ample parking and a good-sized lawn area. To the side there is pedestrian access with the added potential of extending subject to planning. To the rear there is a generous sized garden that is not overlooked with large, paved patio.

LOCAL AUTHORITY and SERVICES

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





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. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

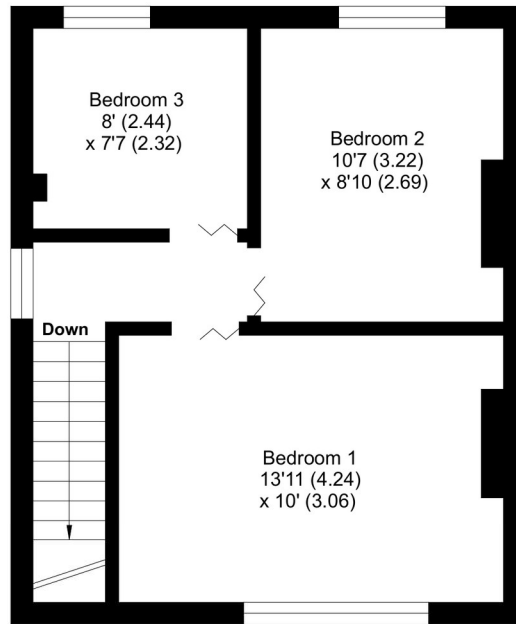
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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

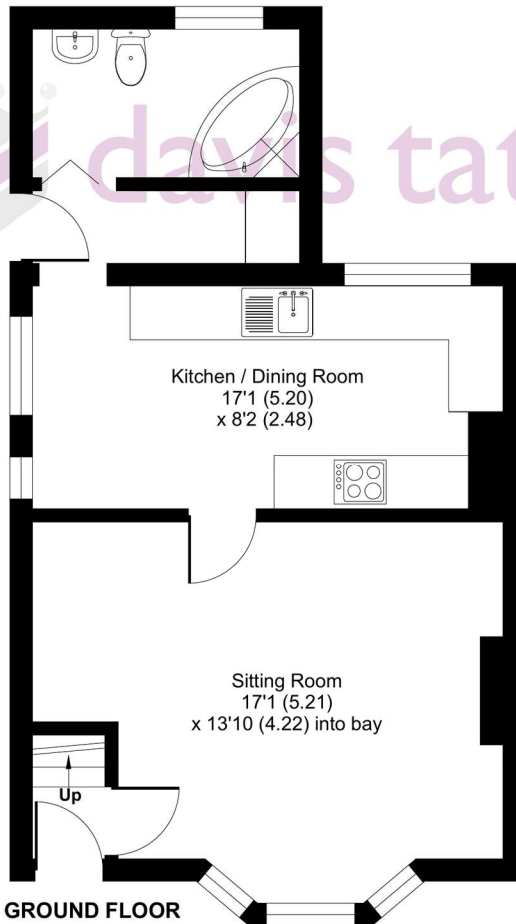
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Davis Tate. REF: 1091004