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58 HORSESHOE CRESCENT, BURGHELD COMMON, READING, BERKSHIRE, RG7 3XW



- Two Bedroom Terraced Home
- Two Double Bedrooms
- Two Refurbished En-Suites
- Landscaped Rear Garden
- Quiet Cul-De-Sac Location
- Well Presented Throughout

Asking Price £325,000 (Freehold)

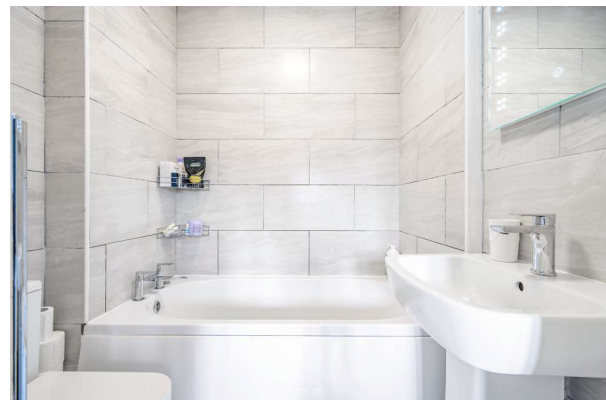
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

Offered to the market is a stunning two-bedroom mid-terraced house set off the road in a quiet cul-de-sac and conveniently located for easy access to nearby amenities & nearby schools. This well-maintained property boasts a bright and airy interior with a modern design throughout. The ground floor features a welcoming reception room, perfect for entertaining guests at the rear of the property opening onto the newly landscaped garden ideal for outdoor dining and relaxation, and a fully equipped kitchen. Upstairs, you will find two generously sized bedrooms both benefitting from refurbished en-suite bathrooms. Additional benefits include off-street residents parking and ample storage space & is situated in a sought-after neighbourhood. EPC D

LOCAL INFORMATION

The area of Burghfield comprises Burghfield Common and Burghfield Village and is located within West Berkshire. There is a range of schooling from playgroups to secondary education (The Willink School) and a range of facilities including Tesco Express, village stores, green grocers, pet shop, bakery, chemist, health centre, vet, churches, post office, village hall, garages, recreation grounds and leisure centre with swimming pool and gym. The area also boasts a variety of woodland walks and bridle paths and there are numerous country pubs within a few miles drive. There is good commutable access to the nearby towns of Reading, Newbury and Basingstoke and motorway networks M3 and M4. A regular bus service takes you to and from Reading town centre, and there are rail links at Mortimer and Theale Station for commuters into London



ACCOMMODATION

On the ground floor the property is accessed via an entrance hall, leading to a downstairs cloakroom/w.c., kitchen & living room with patio doors opening onto the garden. Upstairs there is a central landing leading to both double bedrooms which both benefit from re-furnished en-suite bathrooms.

OUTSIDE SPACE

To the front there is a lawn with path leading to the front door and storage cupboard, to the rear there is a well presented and recently refurbished, landscaped garden with spacious patio and low maintenance artificial grass.

LOCAL AUTHORITY and SERVICES

Water, mains, gas and electric connected
West Berkshire Council
Council Tax Band D

SERVICE CHARGE

£25.00 per month maintenance for communal areas.





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

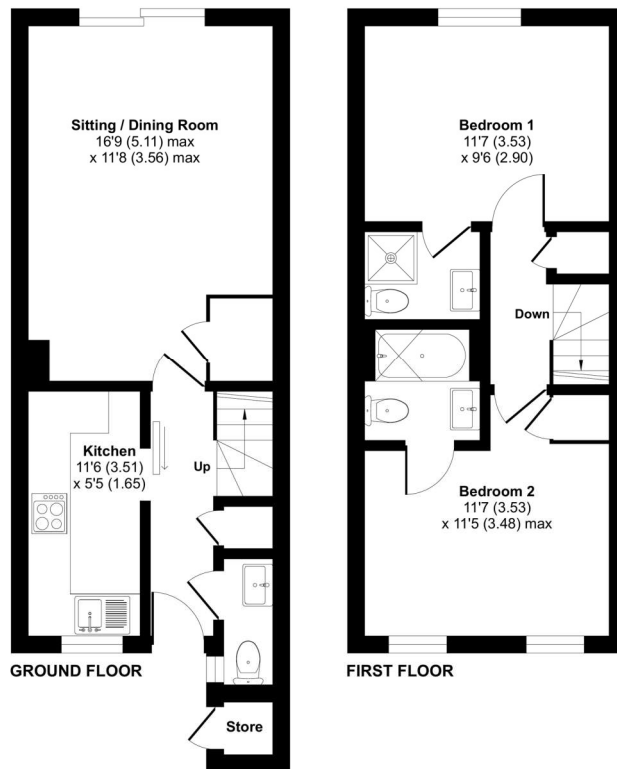
BUYERS INFORMATION

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 = 686 sq ft / 63.7 sq m
Store = 6 sq ft / 0.5 sq m
Total = 692 sq ft / 64.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1100913