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63 POPERINGHE WAY, ARBORFIELD, RG2 9LW



- **Three Bedroom Modern Townhouse**
- **Within Bohunt School catchment**
- **Modern Bathroom Suite & En-suite**
- **Well Presented Throughout**
- **Two Allocated Parking Spaces**
- **Easy Access To Reading & Wokingham**

Offers in excess of £400,000 (Freehold)

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



davistate.com

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PROPERTY DESCRIPTION

Offered to the market in a quiet cul-de-sac location is this three double bedroom townhouse. Set over three floors and offering convenient access to local amenities, schools as well as easy access to both Reading & Wokingham town centre and Wokingham station is just over 3 miles away. On the ground floor the property benefits from a modern kitchen/breakfast room, W.C. & living room which opens onto the private garden. On the first floor you will find two generous sized bedrooms and the modern family bathroom. On the top floor there is a primary bedroom with the modern en-suite bathroom. Outside at the rear is a private garden and to the front there are two allocated parking spaces nearby. EPC rating C

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. 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

As you enter the property you will find the entrance hall with the WC and stairs leading upstairs on your left and kitchen on your right, the kitchen has built in appliances such as a gas cooker. At the end of the hallway is the lounge with double doors leading into the garden. On the first floor there are two bedrooms and family bathroom. On the top floor along with the main bedroom on the second floor which has it's own en-suite.



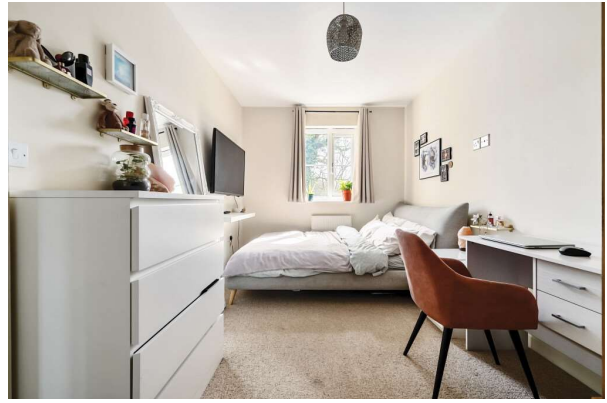
OUTSIDE SPACE

The garden is neat and tidy with a patio area to front and the rest laid to lawn along with a garden shed. There is gate at the rear of the garden with access to the to the allocated parking spaces.

LOCAL AUTHORITY and SERVICES

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

Estate Management Service Charge of £192.82 per annum





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

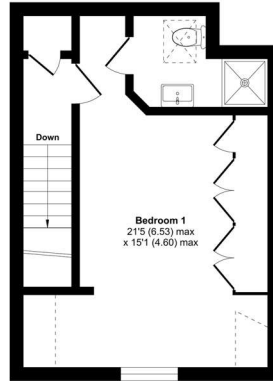
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 1110 sq ft / 103.1 sq m
 Limited Use Area(s) = 15 sq ft / 1.4 sq m
 Total = 1125 sq ft / 104.5 sq m

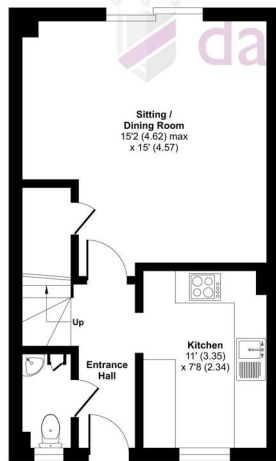
For identification only - Not to scale



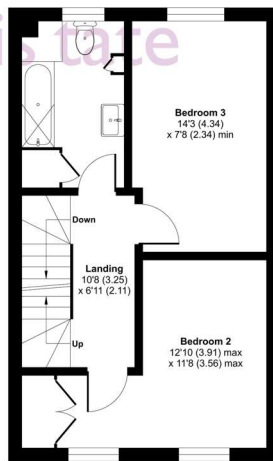
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1106782