



sales | lettings | new homes | conveyancing | mortgages

## 2 ORCHARD ROAD, MORTIMER, READING, RG7 3QN



- **Three/Four Bedroom Detached Home**
- **No Onward Chain Complications**
- **Versatile Living Accommodation**
- **Re-fitted Bathroom & Wet Room**
- **Modern Style Kitchen**
- **Three Reception Rooms & Study**
- **Close To Local Amenities & Schools**
- **1.2 Miles From Mortimer Station**

**Asking Price £625,000 (Freehold)**

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



[davistate.com](https://www.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 with no onward chain complications is this well presented and extended three/four-bedroom detached home extending to over 1500 sqft. Set within a sought-after cul-de-sac in the heart of Mortimer and offering convenient access to nearby amenities whilst offering easy access to highly regarded schools & Mortimer station is just 1.2 miles from the property. The property has been improved and reconfigured by the current owners to fully utilise the home and benefits from a spacious living room with wood burner, dining room, conservatory and study. In addition, there are three well-proportioned bedrooms, wet, room and family bathroom. Outside there is ample driveway parking and a generous sized garden to the rear. With the primary bedroom on the ground floor this property offers spacious but flexible accommodation. EPC D

## LOCAL INFORMATION

The area of Mortimer comprises Mortimer, Mortimer Common, Stratfield Mortimer and Mortimer West End and is located in West Berkshire. The area includes St John's primary and St Mary's junior schools, doctors' surgery, dentist, two chemists, Co-op supermarket, Morrisons, post office, hairdressers, churches, café, numerous pubs and recreation grounds with tennis courts for hire. There is good commutable access to the nearby towns of Reading, Newbury and Basingstoke and motorway networks M3 and M4, and on the outskirts of the village is a local railway station providing links to London Paddington and Waterloo. A regular bus service runs to and from Reading town centre.

## ACCOMMODATION

The property is accessed by a central entrance hall with doors leading to the study, utility lobby, wet room, primary bedroom and reception hall. The reception hall gives access to the refitted kitchen, living room with wood burner & dining room as well as having the stairs leading to the first floor. Finally, the conservatory is accessed via the dining room. Upstairs the property has a central landing with two double bedrooms and the refitted family bathroom leading off.





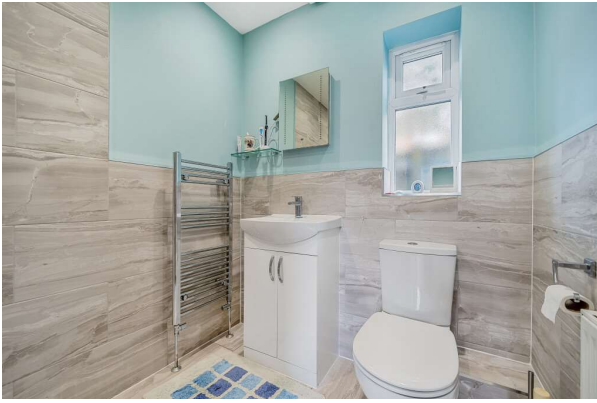
### **OUTSIDE SPACE**

To the front of the property there is a lawn area with block paved driveway parking for multiple cars and side pedestrian access, to the rear there is a good sized and secluded rear garden with paved patio and bed borders that is mostly laid to lawn.

### **LOCAL AUTHORITY and SERVICES**

Water, mains, gas and electric connected.  
West Berkshire 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. Other important information which you need to know about this property can be found at [davistate.com](http://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.

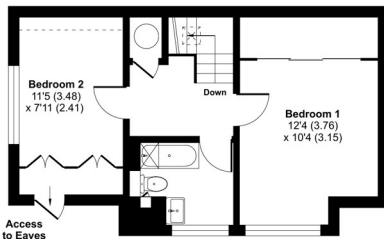
### **REFERRAL FEES**

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.

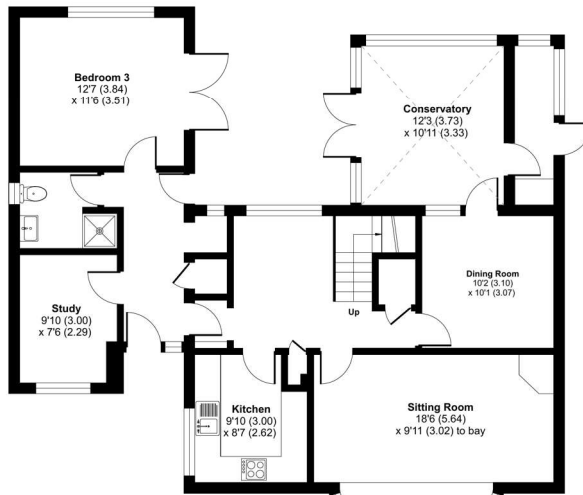
Approximate Area = 1528 sq ft / 141.9 sq m  
 Limited Use Area(s) = 15 sq ft / 1.3 sq m  
 Total = 1543 sq ft / 143.2 sq m  
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcomm 2024. Produced for Davis Tate. RFP - 1107799