



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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261 Peppard Road, Emmer Green, Reading, RG4 8UB
 Price £540,000 Freehold



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Masons are proud to offer to the market this period 3 bedroom semi-detached located in Emmer Green and close to Caversham & Reading centres, along with Reading mainline station. The property requires some updating throughout and consists of a 13ft living room, a 14ft dining room, an 11ft conservatory, an 11ft kitchen and a downstairs shower room. Further benefits include a 13ft master bedroom, a 14ft bedroom 2, an 8ft bedroom 3, a family bathroom, off road parking to the front of the property and a large rear garden. NO CHAIN. Viewing recommended.

- NO CHAIN
- 13ft Living Room
- 14ft Dining Room
- 11ft Conservatory
- 11ft Kitchen
- In Need of Modernisation
- 13ft Master Bedroom
- Large Garden
- Off Road Parking

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Front door to entrance hall, which has the stairs to the first floor and doors to:

Living room: 13'11" x 11'5" fireplace has gas fireplace and sliding door to:

Conservatory: 11'2" x 9'6" double glazed with French doors opening to the rear garden.

Dining room: 14'8" x 10'11" into double glazed bay window.

Kitchen: 11'5" x 8'2" double glazed twin aspect, a range of eye and base level units with roll edge tops and tiled surround, space and plumbing for appliances. Door opening to the rear garden.

Shower room: 6'0" x 5'7" a wet room with an electric

shower, low level wc and wash basin.

First floor landing has doors to:

Master bedroom: 13'11" x 11'5" double glazed rear aspect.

Bedroom 2: 14'8" x 10'11" into double glazed bay window. door opening to spacious storage room.

Bedroom 3: 8'5" x 6'3" double glazed rear aspect.

Bathroom: double glazed side aspect, a panel enclosed bath, wash basin and low level wc.

Outside: to the front there is block paved driveway for several cars, with access to the front door and to the side of the property. The rear

garden benefits from three large timber sheds, there is also a large garden which is mainly laid to lawn, with a variety of trees which is all enclosed by timber fencing.

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