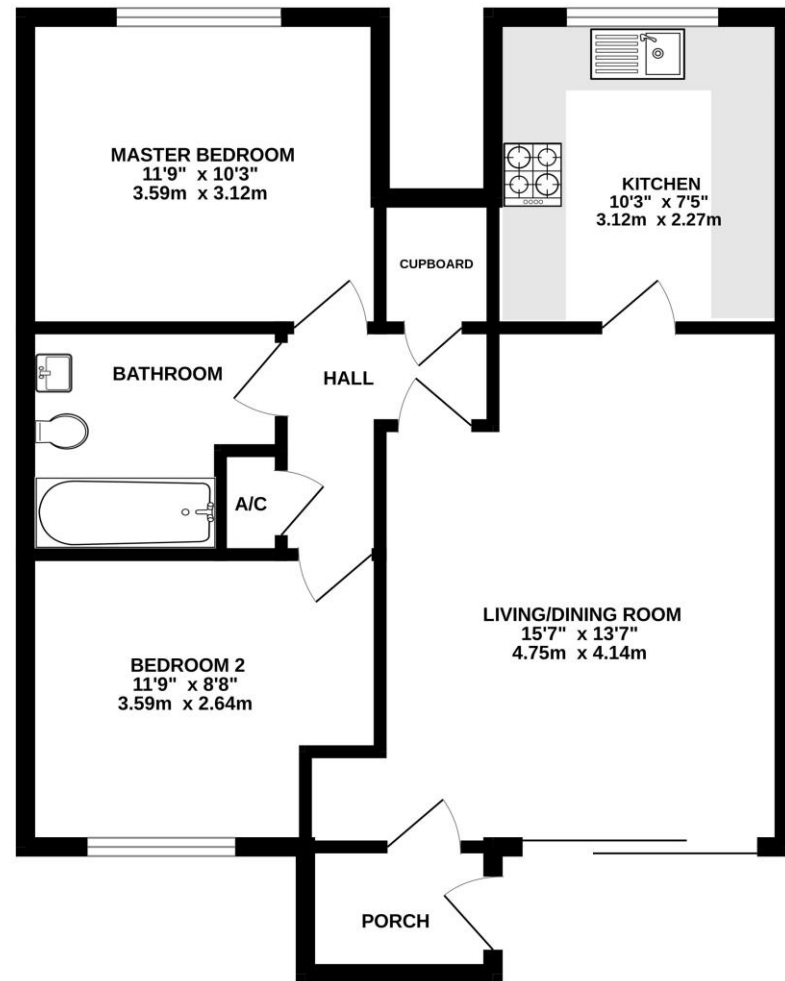




GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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11 Emmer Green Court, Emmer Green, Reading, RG4 6NQ
Price £285,000 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



11 Emmer Green Court, Emmer Green, Reading, RG4 6NQ
 Price £285,000 Leasehold

Masons are proud to offer to the market this well presented two double bedroom ground floor maisonette situated close to Caversham & Reading centres, along with Reading mainline station as well as local amenities which are just a short walk away, including a post office, supermarket, doctors, bus stop, a variety of shops, schools and playing fields. The accommodation comprises of a 15ft living/dining room with sliding door to the patio and front garden, a 10ft kitchen, an 11ft master bedroom, an 11ft second bedroom and a modern bathroom. Further benefits of the property include a fully enclosed South facing front garden, a garage in a block and additional residential parking. **NO ONWARD CHAIN.** Viewing recommended.

- Walking distance from local amenities
- Fully enclosed front garden
- Garage
- Ground floor
- Close to Caversham/Reading centres
- 15ft living/dining room
- Two double bedrooms
- 10ft kitchen
- Great condition

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Front door to entrance porch, which has an area for shoes and coats and a door to:

Living/Dining room:
 15'7" x 13'7"
 Double glazed with a front aspect, sliding door to the front patio, garden and doors to:

Kitchen:
 10'3" x 7'5"
 Double glazed with a rear aspect, fitted with a range of eye and base level units with two tone oak and hardwood laminate work surfaces and tiled surround, integrated oven, hob, Belfast/Farmhouse sink and drainer with mixer tap as well as space and plumbing for additional appliances.

Hall:
 Fitted with an under stairs storage cupboard, airing cupboard and doors to...

Bedroom 1:
 11'9" x 10'3"
 Double glazed with a rear aspect.

Bedroom 2:
 11'9" x 8'8"
 Double glazed with a front aspect.

Bathroom:
 Fitted with a three piece bathroom suite comprising of a bath with overhead shower, a low level wc and hand wash basin.

Outside:
 To the front there is a fully enclosed garden which is mainly laid to lawn but boasts a patio area and a path leading to both the residents parking and nearby garage.

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