

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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5 Emmer Green Court, Emmer Green, Reading, RG4 6NQ
OIEO £270,000 Leasehold

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

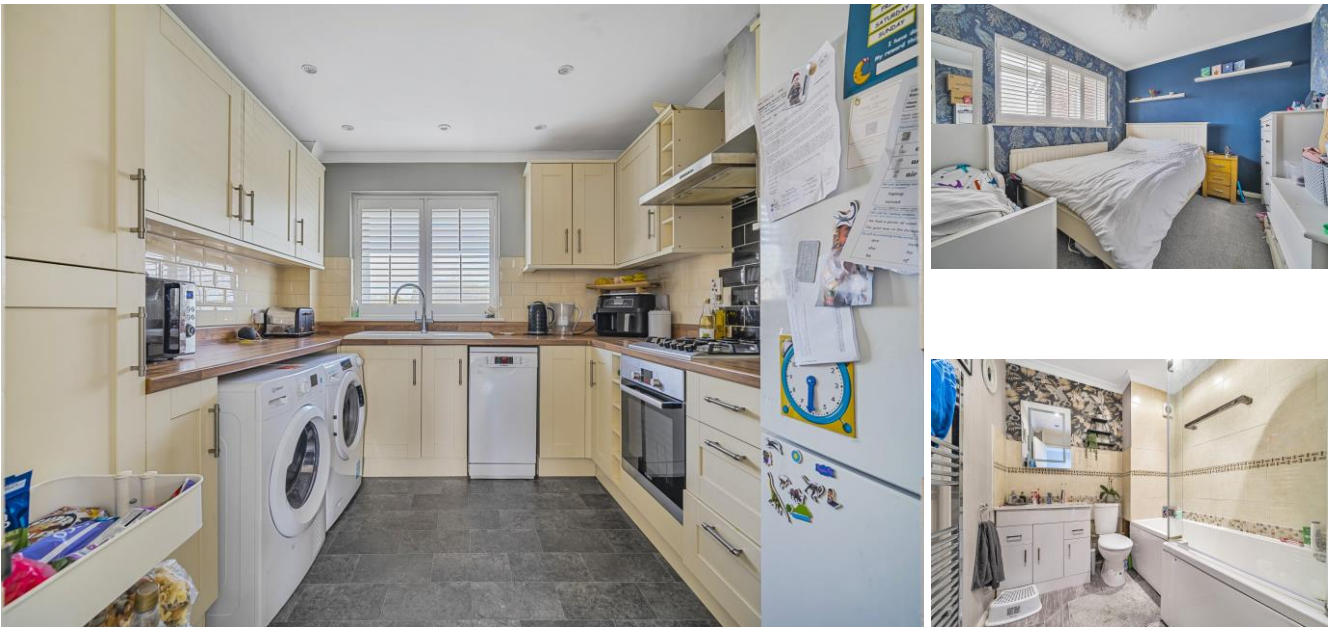


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Masons are proud to offer to the market this well presented two bedroom first floor maisonette situated close to Caversham & Reading centres, along with Reading mainline station as well as local amenities which are just a short walk away, including a post office, supermarket, doctors, bus stop, a variety of shops, schools and playing fields. The accommodation comprises of a 15ft living room, a 9ft modern kitchen, a 11ft master bedroom, a 11ft second bedroom and a modern family bathroom. The property boasts a generous garden as well as further benefits including a garage in a nearby block, a private space at the front of the property, UPVC double glazing, gas central heating and excellent transport links. **VIEWING RECOMMENDED.**

- Generous garden
- Well presented
- 15ft living room
- 9ft modern kitchen
- Two double bedrooms
- Close to shops & amenities
- UPVC double glazing & gas central heating
- Parking
- Garage in a block

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Front door opens into the entrance hall, this has stairs to the landing which boasts a storage cupboard and doors to...

Living room:
15'9" x 12'6"
Double glazed with a rear aspect and a door to the Kitchen.

Kitchen:
9'4" x 9'3"
Double glazed with a front aspect, fitted with a range of modern eye and base level units with roll edge tops and tiled surround, sink with drainer, gas hob with extractor above, oven and space for further appliances.

Bedroom 1:
11'4" x 9'5"
Double glazed with a front aspect and a built in wardrobe.

Bedroom 2:
11'11" x 8'8"

Double glazed with a rear aspect.

Bathroom:

Fitted with a panel enclosed P-shaped bath with overhead shower, low level WC and hand wash basin.

Outside:

To the front the property boasts a generous and private garden which is mainly laid to lawn but enclosed by fencing, a private parking space and a garage in a nearby block.

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