



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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47 Clonmel Close, Caversham, Reading, RG4 5BF  
 Price £345,000 Freehold

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47 Clonmel Close, Caversham, Reading, Berkshire, RG4 5BF  
 Price £345,000 Freehold

Masons are proud to offer to the market this 2 bedroom modern terrace house situated within a quiet cul-de-sac conveniently placed for Caversham and Reading centres, along with Reading mainline station. The property has been well maintained by the current owners and comprises of a 14ft living room, a 12ft modern kitchen/dining room, a 12ft master bedroom, an 11ft second bedroom and a modern family bathroom. Further benefits include an 8ft shed/office, gas central heating, UPVC double glazing, allocated parking and a private rear garden. **VIEWING RECOMMENDED.**

- Quiet cul-de-sac
- 14ft living room
- 12ft modern kitchen/dining
- 11ft second bedroom
- 8ft shed/office
- Allocated parking
- Private rear garden
- Gas central heating & UPVC double glazing
- Close to Caversham/Reading centres

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Front door opens into the entrance hall which boasts stairs leading to the first floor landing and has a door to...

Living Room:  
 14'10" x 13'  
 Double glazed with a front aspect, under stairs storage cupboard and double doors to the kitchen/dining room.

Kitchen/dining room:  
 12'11" x 9'2"  
 Double glazed with a rear aspect, fitted with a modern range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, gas hob with extractor above, oven, space for further appliances and patio doors leading onto the rear garden.

The first floor landing boasts doors to...

Master bedroom:  
 12'11" x 12'8"  
 Double glazed with a front aspect, fitted airing cupboard and space for a wardrobe.

Bedroom 2:  
 11'3" x 7'11"  
 Double glazed with a rear aspect.

Bathroom:  
 Double glazed with a rear aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Outside:  
 To the rear the property boasts a fully enclosed garden which is mainly laid to lawn but boasts artificial turf and access to the shed/office. To the front the property boasts allocated parking.

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