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9 Ellesmere Close, Caversham, Reading, RG4 5HG

Price £425,000 Freehold

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### Full Description

Masons are proud to offer to the market this well presented three bedroom modern terrace house, located on a sought after tree lined private road in Caversham and with a short walk to Caversham centre, as well as Reading town centre and mainline station. The property benefits from a spacious 28ft living/dining room, a downstairs cloakroom, a 8ft kitchen and a 8ft conservatory. Further benefits include a 16ft bedroom one, a family bathroom, a private rear garden and a 17ft double garage to the rear. **NO ONWARD CHAIN.**

- 17ft Double Garage
- NO ONWARD CHAIN
- 28ft Living Dining Room
- Conservatory
- Downstairs Cloakroom
- Tree Lined Private Road
- Short Walk to Caversham Centre
- Viewing Recommended

Front door to entrance porch, which opens to the:

Living/dining room: 28'5" max x 16'11" double glazed twin aspect with French doors opening to the garden.

Kitchen: 8'7" x 7'7" range of eye and base level units with roll edge tops and tiled surround, sink and drainer and space and plumbing for appliances.

Conservatory: 17'3" x 16'5" door opening to the garden.

Downstairs cloakroom: low level wc and wash basin.

First floor landing has doors to:

Bedroom 1: 16'0" x 9'9" double glazed front aspect, built-in wardrobes.

Bedroom 2: 13'0" x 10'01" double glazed rear aspect, built-in wardrobe.

Bedroom 3: 11'2" x 6'7" double glazed front aspect.

Bathroom: double glazed rear aspect, a bath with shower over, a low level wc and wash basin.

Outside: To the front

there is a path leading to the front door. To the rear there a private rear garden that is mainly laid to patio with a variety of plants and shrubs. Access to the double garage, with one electric roller door and one up and over door, light and power.

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