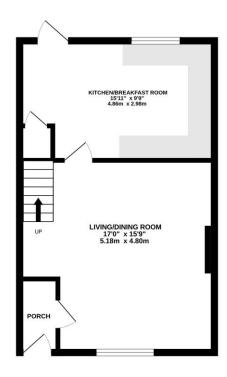
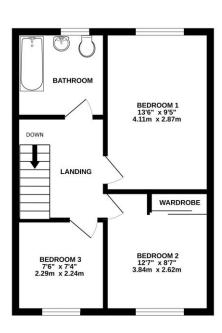


GROUND FLOOR

1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, windows, rooms and any other items are approximate and no responsibility is taken for any retroomission 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 guarant as to their operability or efficiency can be given.



















12 Eliot Close, Emmer Green, Reading, RG4 8PP Price £395,000 Freehold



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Full Description

Masons are proud to offer to the market this three bedroom end of terrace house, situated in a quiet location while being close to Caversham & Reading centres, along with Reading mainline station. The property is very well presented and benefits from a spacious 17ft living/dining room, a 15ft modern kitchen breakfast room with doors to the garden and a 13ft master bedroom. Further benefits include a 12ft bedroom 2, a family bathroom, a good size rear garden with storage & rear access and parking to the rear of the property. Viewing recommended.

Three Bedrooms

17ft Living/Dining

- Good Sized Garden
 - Parking Family Bathroom
- 15ft Kitchen **Breakfast Room**

Room

- Good Condition Throughout
- Recommended









Front door to entrance porch, which has a door opening to:

Living/dining room: 17'0" x 15'9" double glazed front aspect, with stairs to the first floor and a door to:

Kitchen breakfast room: 15'11" x 9'9" double glazed rear aspect, a modern range of eye and base level units with roll edge tops and tiled surround, one & half sink & drainer. integrated oven, hob & extractor and space

and plumbing for additional appliances. Door opening to the rear garden.

First floor landing has doors to:

Bedroom 1: 13'6" x 9'5" double glazed rear aspect.

Bedroom 2: 12'7" x 8'7" double glazed front aspect.

Bedroom 3: 7'6" x 7'4" double glazed front aspect.

Family bathroom: double glazed rear aspect, a panel enclosed bath with shower over, low level wc and wash basin.

Outside: to the front there is a small garden area with a path leading to the front door. To the rear there is a good size garden, which has a large decked area, as well as shingled & variety of plants and shrubs. There is also a a pedestrian rear access to the garden.

call us now on 0118 946 1140

masonsestateagents.com

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