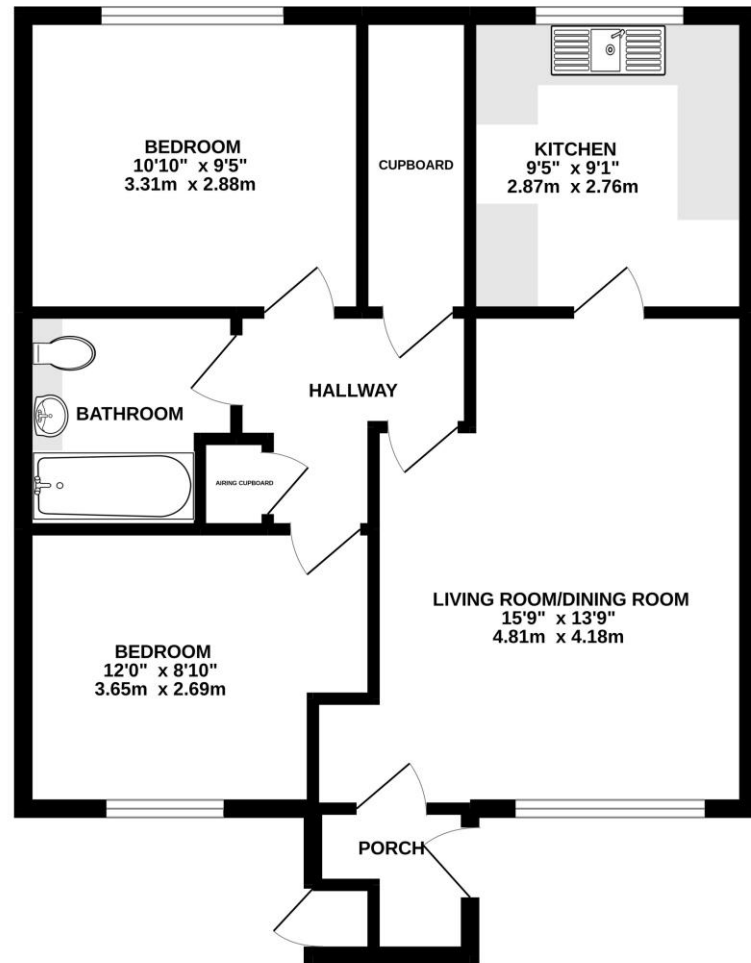




GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



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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15 Emmer Green Court, Emmer Green, Reading, RG4 6NQ
O.I.E.O. £250,000 Leasehold

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



15 Emmer Green Court, Emmer Green, Reading, RG4 6NQ
 O.I.E.O. £250,000 Leasehold

Masons are proud to offer to the market this two double bedroom ground floor maisonette, with an extended lease offered on completion of the purchase. The property is situated in Emmer Green just a stone's throw away from a parade of shops and local amenities including a post office, supermarket, doctors, bus stop, schools, playing fields and is close to both Caversham & Reading centres along with Reading mainline station. The accommodation comprises of a 15ft living/dining room, a 9ft kitchen, two double bedrooms and a modern family bathroom. Further benefits of the property include an extended lease upon completion, UPVC double glazing, a well maintained garden, a garage in a block and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- No onward chain
- Close to local amenities
- 15ft living/dining room
- Two double bedrooms
- UPVC double glazing
- Garage in a block
- Extended lease upon completion
- Modern family bathroom
- Ground floor

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Front door opens into the porch which has a door to:

Living/dining room:
 15'9" x 13'9"

Double glazed with a front aspect and a door leading to both the kitchen and hallway.

Kitchen:
 9'5" x 9'1"

Double glazed with a rear aspect, fitted with a range of eye and base level units and a tiled surround, sink with double drainer as well as space for further utilities.

The hallway boasts both an airing cupboard and a large storage cupboard as well as doors to...

Master bedroom:
 10'10" x 9'5"

Double glazed with a rear aspect.

Bedroom 2:

12' x 8'10"

Double glazed with a front aspect.

Bathroom:

Fitted with a panel enclosed bath, electric shower, low level WC, hand wash basin and heated towel rail.

Outside:

To the front the property boasts a garden which is mainly laid to lawn and access to an outside storage cupboard. There is also a path which leads to the front door from the parking area, as well as access to the garage.

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