

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Rosehill Park
Emmer Green, Reading, Berkshire RG4 8XE

# **Chain Free £335,000**

CHAIN FREE: Set on the outskirts in the quiet location of Emmer Green and within a few hundred yards of the open fields in South Oxfordshire, with easy access to Reading, Henley and Oxford, is this well presented three bedroom first floor freehold maisonette with its own private garden. The apartment has a hallway, living room, modern kitchen, three double bedrooms, master with en suite w.c. and a family bathroom. The property is double glazed and has gas central heating. There is driveway parking for two cars and an enclosed rear garden.



# Rosehill Park, Reading, Berkshire RG4 8XE

- · Chain free
- · Maisonette on the first floor
- · Driveway parking
- Modern kitchen
- · Council Tax Band D
- Emmer Green
- · Three bedrooms & two WC's
- Private garden
- · EPC rating C
- Quiet location

### **Entrance Hall**

Stairs leading to first floor landing. Carpeted. Single radiator. Access to the loft.

## **Living/Dining Room**

15'8" x 9'10" (4.8 x 3)



A good sized dual aspect living room room, ideal for entertaining, with double glazed windows overlooking the front and side allowing plenty of natural light. Carpeted, radiator, door to landing.

#### Kitchen

10'2" x 6'2" (3.1 x 1.9)



A modern kitchen with ample base units and eye level cupboards. Roll top work surfaces, inset sink and drainer with mixer tap. There is a four ring gas hob, oven and extractor, recess for the washing machine and a wall mounted boiler. In addition there is a double glazed window allowing plenty of natural light. Vinyl flooring, tiled splash-backs.

### **Bedroom one**

13'1" x 12'1" (4 x 3.7)





A light and airy master bedroom with double glazed window overlooking the side, carpeted, radiator and door to cloakroom.

#### WC

A modern suite comprising of low level WC , wash hand basin and vinyl flooring and extractor fan.

#### **Bedroom two**

14'9" x 8'10" (4.5 x 2.7)



A light and airy room with double glazed window overlooking the side, carpeted and radiator.

### **Bedroom three**

10'5" x 9'6" (3.2 x 2.9)



A light and airy room with double glazed window overlooking the front, carpeted and radiator.



# Rosehill Park, Reading, Berkshire RG4 8XE

#### **Bathroom**

7'6" x 6'2" (2.3 x 1.9)



A modern bathroom comprising of panelled bath with wall mounted shower, low level WC, wash hand basin with mixer tap, tiled walls, extractor vinyl flooring and

## Garden



Side access via gate to a private rear garden mainly laid to lawn with mature shrubs, paved patio area with shingle. Gate with access to the rear.

#### **Services**

Water. Mains Drainage. Mains Electricity. Mains Gas. Mains

Broadband. Ofcom, ultrafst

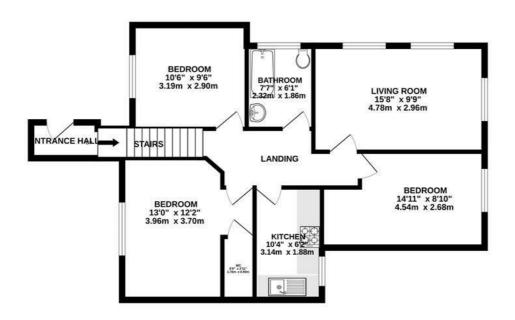
Mobile phone. The vendor is not aware of any restricted coverage

## **Tenure**

Lease: 999 years from 2015 Ground rent: Peppercorn Service charge: £0



## FIRST FLOOR 741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.
White every attempt has been made to ensure the accuracy of the thorpian contained have measurement.
General contained have been made to ensure the accuracy of the thorpian contained have the contained are contained to the contained and the contained are contained as the contained and the contained are contained as the contained are contained and no guarante as to these operations of some have not been tested and no guarante as to these operations of some contained and no guarante as to these operations of some contained are contained and no guarante.

