



**Eric Avenue
Emmer Green, Reading, Berkshire RG4 8QU**

Offers Invited £575,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: CHAIN FREE: Set within this sought after and quiet area of Emmer Green is this good sized bungalow set on a generous plot. The property boasts three good size bedrooms and a large bathroom. There is a good sized living room with a fire place, kitchen diner, utility and a conservatory. To the rear there is an easy maintain garden, a patio area that is ideal for summer entertaining. To the side there is a separate garage and driveway with ample parking to the front. Call now to view.

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- Detached bungalow
- Generous living space
- Good sized garden
- Detached garage
- EPC rating C
- Quiet location in Emmer Green
- Easy access to Caversham and local amenities
- Ample driveway parking for multiple cars
- Three bedrooms
- Council Tax band F

Entrance Hall



A welcoming and spacious entrance hall with doors leading to the bedrooms, living room, bathroom and kitchen with airing cupboard.

Living Room

22'0" x 11'11" (6.71 x 3.64)



A very large and bright living room with windows to both the garden and the side of the property and door leading to the garden.

Kitchen

11'11" x 10'8" (3.64 x 3.26)



A good sized kitchen with large window overlooking the garden, plenty of eye level and base units, built in induction hob and extractor, oven and space for fridge freezer.

Utility Room

7'1" x 7'3" (2.17 x 2.22)



Useful utility room with additional sink and cabinets and space for a washing machine and tumble drier with door to the conservatory.

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Conservatory

9'6 x 8'0 (2.90m x 2.44m)



A bright conservatory with almost full window coverage of the garden on two sides and double doors leading to the garden.

Bedroom one

13'11" x 10'4" (4.26 x 3.17)



Very good sized double room with big window to the front of the property and built in double wardrobe.

Bathroom

9'6 x 8'0 (2.90m x 2.44m)



Comfortable and well presented bathroom with sink, WC, bath and separate shower stall along with frosted window to the side of the property.

Bedroom two

11'11" x 10'0" (3.64 x 3.05)



Good sized double room with built in wardrobe and window overlooking the front of the property

Bedroom three

11'11" x 10'0" (3.64 x 3.05)



Good sized double bedroom with window overlooking the front of the property.

Garden



Easy maintenance garden, mostly laid to lawn with patio area and gated access to the drive, door to the garage and doors to the conservatory and living room.

Garage

16'11" x 8'2" (5.16 x 2.49)

Good sized single garage with up and over door to the drive, large window and door leading to the garden.

Services

Water. Mains

Drainage. Mains

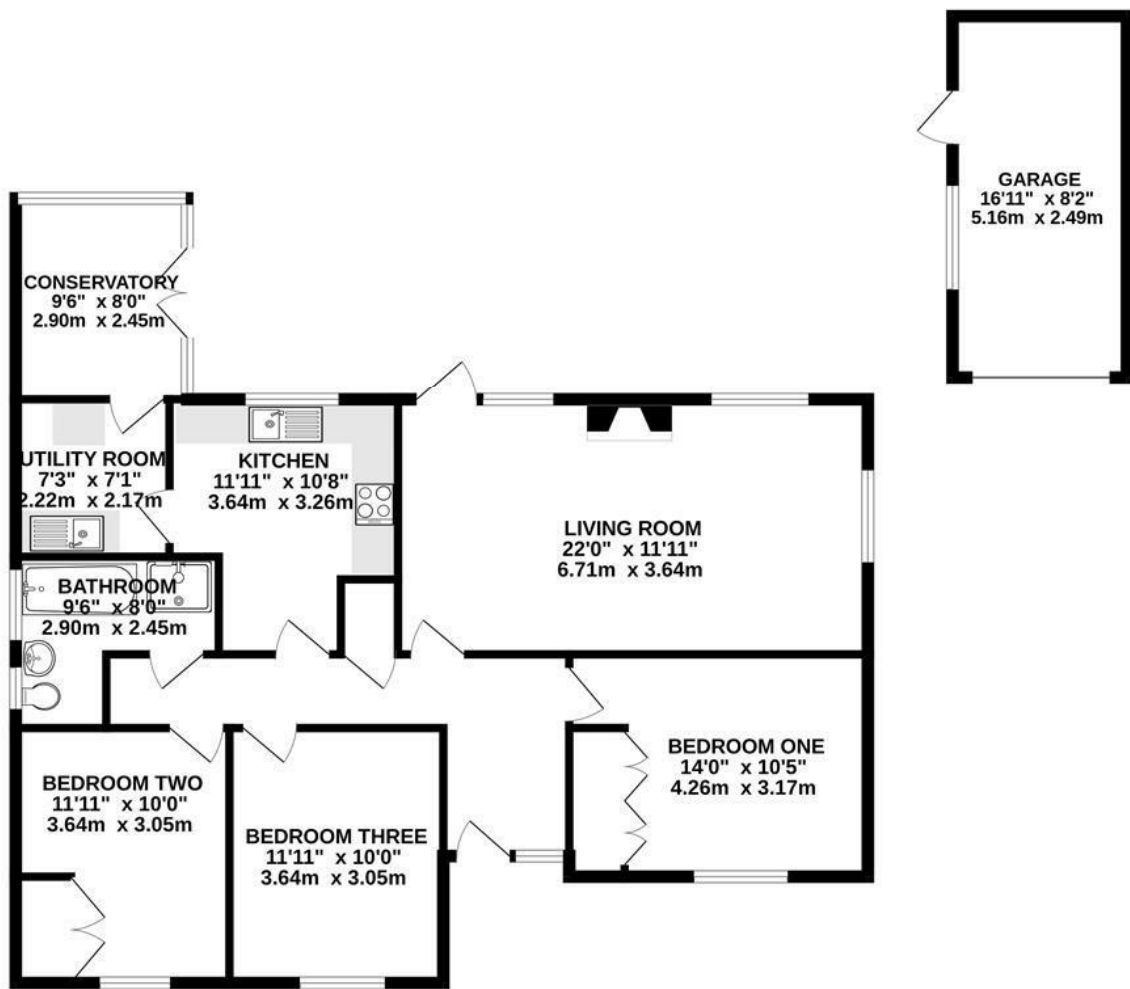
Electricity. Mains

Heating. Gas

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


Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		71	84
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 