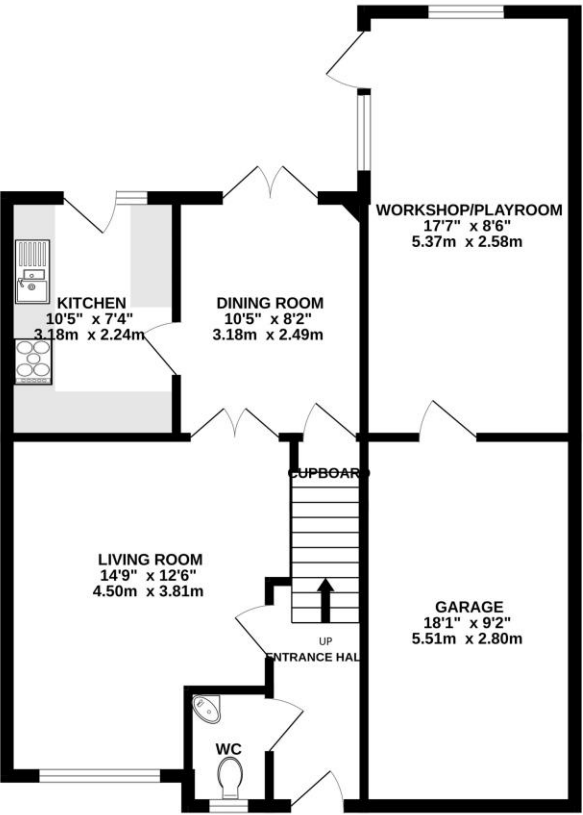
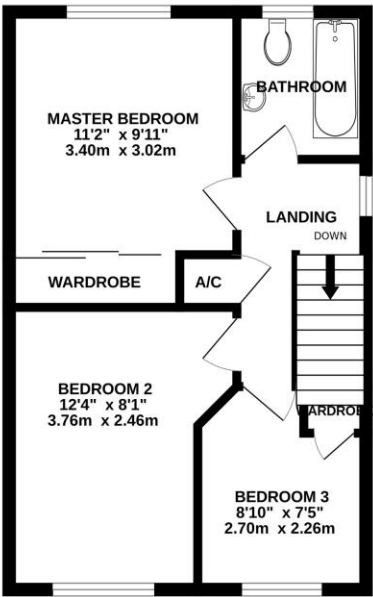




GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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.
Made with Metropix ©2024



call us now on 0118 946 1140 masonsestateagents.com

MASONS
ESTATE AGENTS



2 Clonmel Close, Caversham, Reading, RG4 5BF
Price £435,000 Freehold

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



2 Clonmel Close, Caversham, Reading, RG4 5BF
Price £435,000 Freehold

Full Description

Masons are proud to offer to the market this extended three bedroom end terrace located conveniently for Caversham and Reading centres, a long with Reading mainline station. The property is presented for sale in good order throughout and benefits from a 14ft living room, a 10ft dining room, a 10ft kitchen and a downstairs wc. Further benefits include a family bathroom, a 12ft master bedroom, a 17ft workshop with potential to convert into an additional reception room, an 18ft garage and off road parking and a good size rear garden. Viewing recommended

- Extended End Terrace
- Close to Caversham & Reading Centres
- 14ft Living Room
- Dining Room
- 10ft Kitchen
- 17ft Workshop/Potential for Playroom
- Good Condition Throughout
- Garage & Off Road Parking
- Viewing Recommended

call us now on 0118 946 1140

masonsestateagents.com



Front door to entrance hall which has the stairs to the first floor and doors to:

Living room: 14'9" x 12'6" double glazed front aspect. Doors to:

Dining room: 10'5" x 8'2" French doors opening to the garden and a door to:

Kitchen: 10'5" x 7'4" double glazed rear aspect, a range of eye and base level units with sink and drainer, oven hob and extractor with space and plumbing for additional appliances.

wc: low level wc and wash basin.

Workshop/playroom: 17'7" x 8'5" double glazed twin aspect, insulated and clad with pine, this room has the potential to be converted into a reception room.

First floor landing has doors to:

Master bedroom: 11'2" x 9'11" double glazed rear aspect, built-in wardrobe.

Bedroom 2: 12'4" x 8'1" double glazed front aspect.

Bedroom 3: 8'10" x 7'5" double glazed front aspect.

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

Outside: To the front there is off road parking and access to the garage and front door. To the rear there is a private garden, which is mainly laid to lawn and has a variety of plants and shrubs, along with a decked area.

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