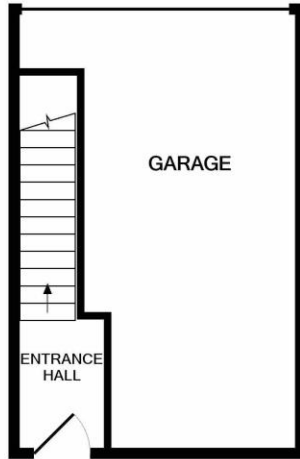


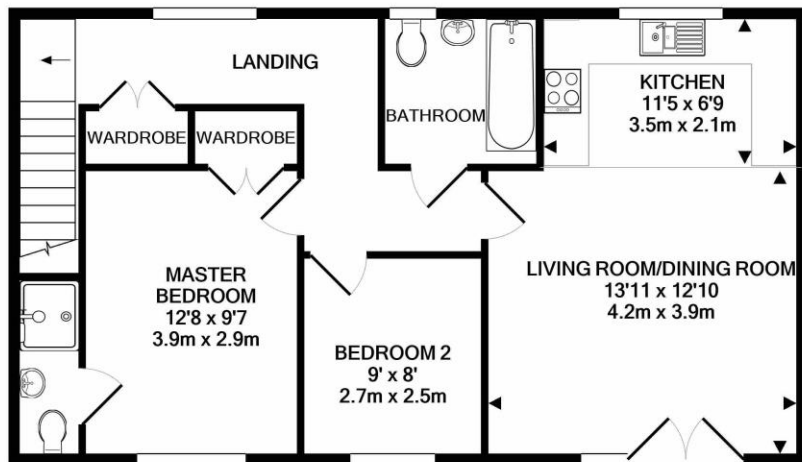


TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 676 SQ.FT.
(62.8 SQ.M.)



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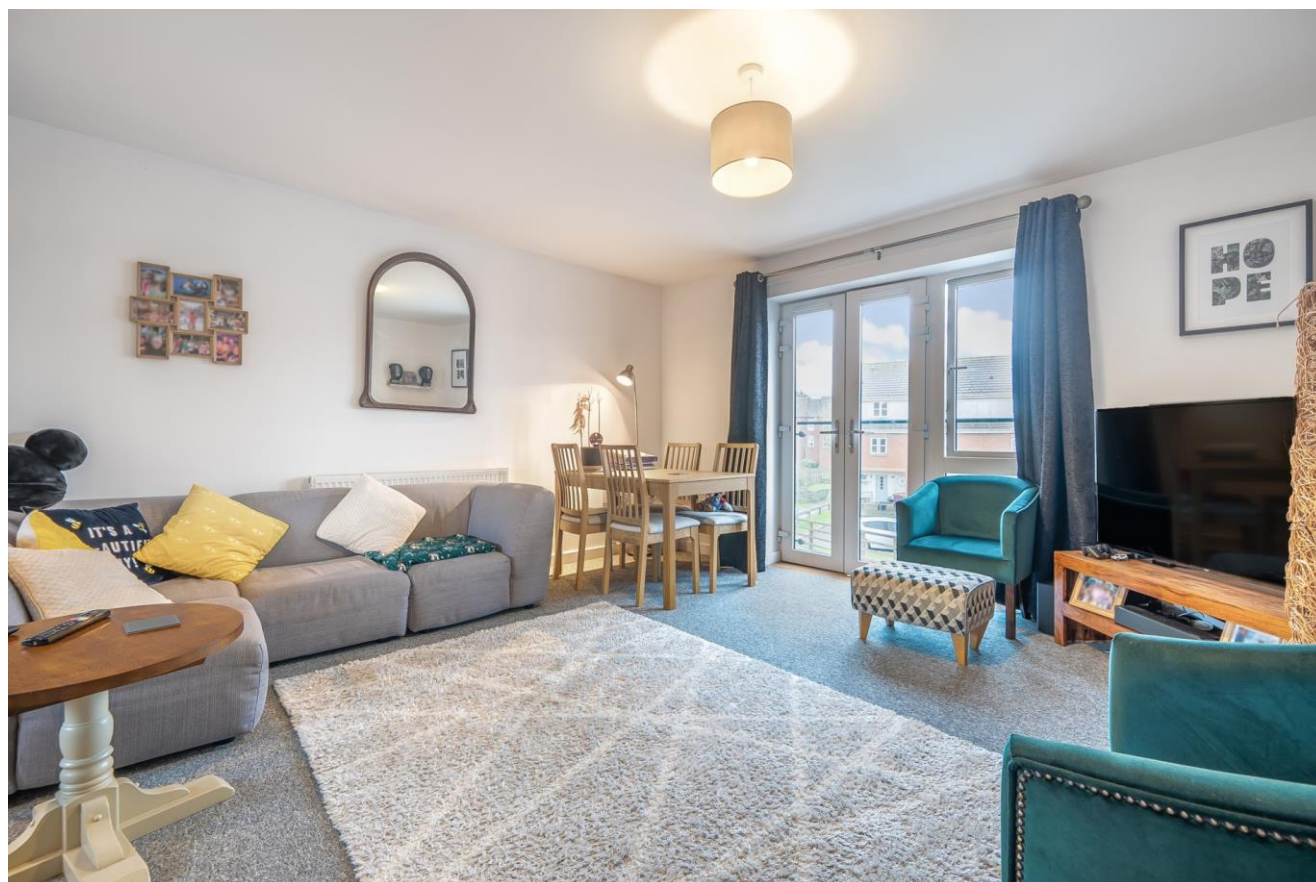
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MASONS
ESTATE AGENTS



17 Alexander Turner Close, Reading, Berkshire, RG1 3FQ
O.I.E.O. £325,000 Leasehold

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



17 Alexander Turner Close, Reading, Berkshire, RG1 3FQ
O.I.E.O. £325,000 Leasehold

Masons are proud to offer to the market this spacious two bedroom coach house situated in a quiet cul-de-sac close to the Thames Valley Park Nature Reserve, The River Thames and within walking distance of Reading town centre along with Reading mainline station. The accommodation comprises of a 14ft living room/dining room with a Juliet balcony that is open plan to the 11ft modern kitchen; there is a 12ft master bedroom with en-suite, a 9ft second bedroom and a family bathroom. Further benefits of the property include UPVC floor to ceiling double glazing, gas central heating, a fully boarded loft which spans the length of the property, a good sized ground floor garage accessed from the rear, approximately 116 years remaining on the lease and potential to extend the porch. Viewing recommended.

- 14ft living room/dining room with a Juliet balcony
- 12ft master bedroom with en-suite
- Gas central heating
- UPVC double glazing
- Approximately 116 years remaining on the lease
- Close to Reading town centre & mainline station
- 11ft modern kitchen
- Quiet cul-de-sac
- Garage on ground floor

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Front door opens into the entrance hall which has stairs leading to the first floor landing. The first floor landing boasts a fitted storage cupboard, a window with a rear aspect and doors to...

Living room/dining room:
13'11" x 12'10"
Double glazed with a front aspect, patio doors opening onto the Juliet balcony and an opening to the Kitchen.

Kitchen:
11'5" x 6'9"
Double glazed with a rear aspect, fitted with a range of eye and base level units with roll edge tops, extractor, gas hob, oven, 1.5 sink with drainer and space for appliances.

Master bedroom:
12'8" x 9'7"
Double glazed with a front aspect, fitted wardrobe and a door to the en-suite.

En-suite:

Fitted with a panel enclosed shower, low level WC and hand wash basin.

Bedroom 2:
9' x 8'
Double glazed with a front aspect.

Bathroom:

Double glazed with a rear aspect, fitted with a panel enclosed bath with shower over, low level WC and hand wash basin.

Outside:

To the front the property boasts on road parking for several vehicles, a patio leading to the front door as well as a variety of shrubs, bushes and access to a local park. To the rear provides access to ground floor garage.

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