



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Tower Close
Emmer Green, Reading, Berkshire RG4 8UU**

Chain Free £750,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this quiet area of Emmer Green that offers easy access to Central Reading and the picturesque South Oxfordshire countryside is this well presented detached house. The property boasts four double bedroom and a large bathroom on the first floor. On the ground floor there is generous living accommodation that includes a good sized living room, dining room, kitchen /diner and a shower room. To the rear there is a fantastic garden that is perfect for summer entertaining. To the front there is a driveway and garage. To appreciate the space on offer call now to view.

Tower Close, Reading, Berkshire RG4 8UU

- Chain free
- Good sized garden
- Two bathrooms
- Good sized kitchen/breakfast room
- EPC rating D
- Four double bedroom detached house
- Garage and driveway parking for several cars
- Two reception rooms
- Easy access to the south Oxfordshire countryside
- Council Tax Band F

Entrance hall

A good sized entrance hall with parquet wood flooring and door to the hallway.

Hallway



A good sized carpeted hallway with and under stairs storage cupboard, stairs to the first floor and doors to:

Living room

18'8 x 12'1 (5.69m x 3.68m)



A light and airy room with double glazed door and window offering views over the attractive garden, ornamental fire place, skirting heating and concertina doors to the dining room.

Dining room

12'0 x 10'5 (3.66m x 3.18m)



Offering views over the attractive garden is this light and airy room, carpeted, skirting heating and door to the kitchen.

Kitchen/breakfast room

14'9 x 10'5 (4.50m x 3.18m)



A good sized room with ample wall and base units with roll top work surfaces. An inset sink and drainer, recess for the oven, hob, washing machine, and fridge freezer. Tiled floor, double glazed window over the front garden and a door to the side.

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Shower room

7'0 x 5'0 (2.13m x 1.52m)



Comprising of a shower, WC, wash handbasin, tiled floor, part tiled walls and a frosted window to the side.

Bedroom two

12'6 x 12'5 (3.81m x 3.78m)



A good sized room with a window to the front, carpeted and fitted wardrobe

Landing



A good sized landing, carpeted, loft access and doors to

Bedroom one

15'7 x 11'11 (4.75m x 3.63m)



A light and airy room offering great views over the garden, carpeted and fitted wardrobes.

Bedroom three

13'7 x 9'3 (4.14m x 2.82m)



A spacious bedroom with a great views over the attractive garden, carpeted and wardrobe.

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Bedroom four

10'6 x 9'5 (3.20m x 2.87m)



A good sized room with a window to the front, carpeted and a fitted wardrobe.

Bathroom

8'0 x 7'11 (2.44m x 2.41m)



A good sized bathroom comprising of a panelled bath WC, wash hand basin and a frosted window to the rear.

Garage

18'4 x 8'0 (5.59m x 2.44m)

A good sized garage with a window and door to the side and an electric roller door to the front.

Garden



A great sized and well maintained garden that is mainly laid to lawn. To the sides there are attractive flower beds and to the rear of the garden there is a green house and a garden shed. There is a paved patio area that is ideal for summer BBQ's and side access to the front.

Front garden



A good sized front garden that is laid to lawn with shrub borders and a block paved driveway that has space for several cars.

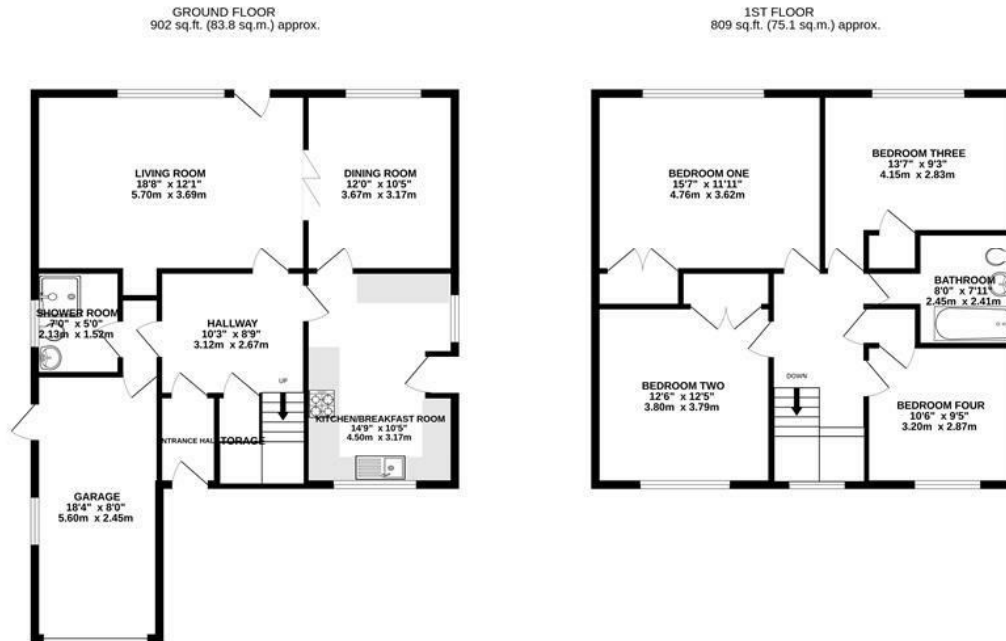
Services

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

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

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.



TOTAL FLOOR AREA: 1711 sq.ft. (158.9 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 misstatement. 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		
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		

