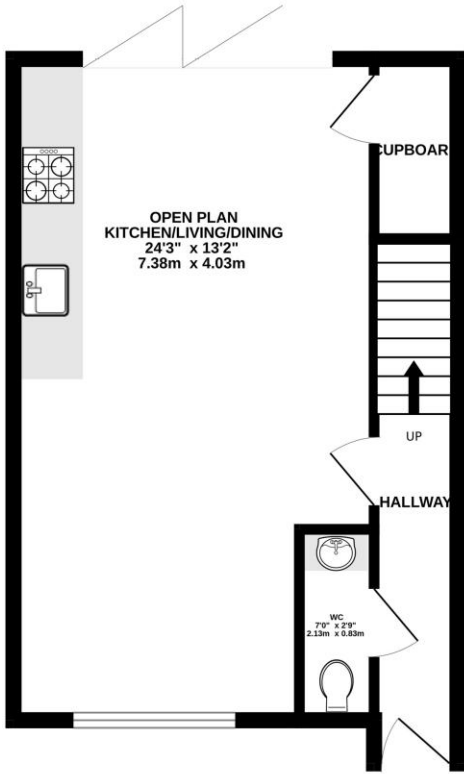
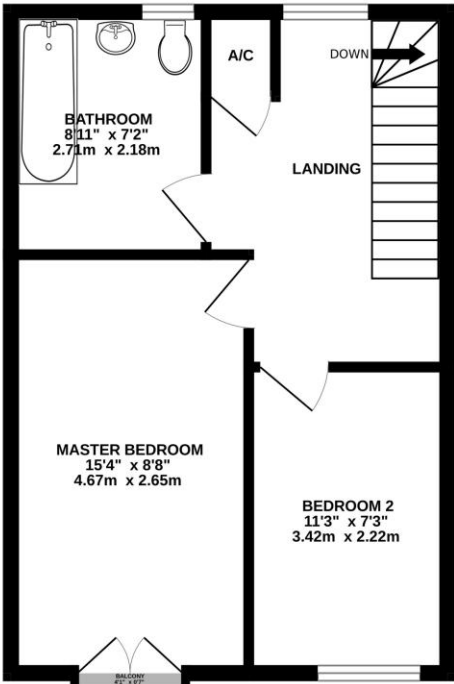




GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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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ESTATE AGENTS



6 Forge Close, Caversham, Reading, RG4 8BG  
Price £450,000 Freehold

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



6 Forge Close, Caversham, Reading, RG4 8BG  
Price £450,000 Freehold

Masons are proud to offer to the market this newly built two bedroom end terrace, located in Caversham and within a short walk of Caversham & Reading centres, along with Reading mainline station. The property has been built to a high specification and has an EPC energy rating of B. The property benefits from a 24ft open plan kitchen/living/dining area with bi-folding doors opening to the garden, a downstairs cloakroom, an air source heat pump, a 15ft master bedroom and an 11ft bedroom two. Further benefits include a first floor bathroom, an airing cupboard, a private rear garden and a bike store to the front of the property. Viewing recommended.

- New Build
- Two Bedroom End Terrace
- Close to Caversham & Reading Centres
- 24ft Open Plan Kitchen/Living/Dining
- Downstairs Cloakroom
- 15ft Master Bedroom
- 11ft Bedroom Two
- First Floor Bathroom
- Garden

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

Open plan kitchen/living/dining area: 24'3" x 13'2" double glazed twin aspect, kitchen units with sink, oven, fridge/freezer and space and plumbing for additional appliances. Bi-folding doors to the garden and storage cupboard.

Cloakroom: low level wc and wash basin.

First floor landing has doors to:

Master bedroom: 15'4" x 8'8" double glazed front aspect.

Bedroom 2: 11'3" 7'3" double glazed front aspect.

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

Airing cupboard.

Outside: To the front there is a small garden area with a bike store and area for bins. to the rear there is a private garden laid to lawn with a raised patio area.

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