



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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17 Fishers Cottages, Emmer Green, Reading, RG4 8SF  
Offers in Excess of £345,000 Freehold

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### Full Description

Presented to market is this rarely available attractive terrace house, tucked away in a peaceful secluded location in Emmer Green & close to Caversham & Reading centres. The location also has the added benefit of being close to local amenities, including schools, supermarket, doctors & bus stops. The well presented property benefits include two bedrooms, a 20ft living/dining room with wooden flooring, a 14ft kitchen, a family bathroom & a good size rear garden with pedestrian rear access. Viewing recommended.

- Peaceful Tucked Away Location
- Close to Local Amenities
- 20ft Living/Dining Room
- 14ft Kitchen
- Family Bathroom
- Good size Rear Garden with Rear Access
- Viewing Recommended
- Presented in Good Order Throughout

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Front door to:

Living/dining room: 20'2" x 10'8"  
double glazed twin aspect, wooden flooring and door to:

Kitchen: 14'6" x 5'9"  
double glazed side aspect, a range of eye & base level units with solid wooden tops & tiled surround, one & half sink & drainer, oven, hob & extractor, with space & plumbing for additional appliances.

Outer lobby: Door to garden and door to:

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

Outside: to the front there is path leading to the front door. To the rear there is a good size garden that is mainly laid to lawn, with a patio area and a timber shed, along with pedestrian access. Viewing recommended.

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