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6 Forge Close, Caversham, Reading, RG4 8BG  
Price 400,000 Freehold



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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, a 22ft loft room, an airing cupboard, a private rear garden and a bike store to the front of the property. Viewing recommended.

- 22ft Loft Room
- 24ft Open Plan Kitchen/Living/Dining
- 11ft Bedroom Two
- Two Bedroom End Terrace
- Downstairs Cloakroom
- First Floor Bathroom
- Close to Caversham & Reading Centres
- 15ft Master Bedroom
- Garden

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.

Loft Room: 22'0" x 16'7" pull down ladder accessed via bedroom 2.

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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