NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040

Tower Close
Emmer Green, Reading, RG4 8UU

£550,000

GOOD SIZED BUNGALOW: Set within this quiet Cul-De-Sac is this light and airy detached bungalow. The property boasts three good sized bedrooms, stylish bathroom, two reception rooms, modern fitted kitchen and a garden room with Bifold doors. To the rear there is an easy to maintain garden and to the front there is a garage a driveway parking for several cars. Tower Close within easy reach of the local amenities and is a short walk from Clayfield Copse and South Oxon countryside. To appreciate the space on offer call now to view.

Tower Close, Reading, RG4 8UU

- Three double bedrooms
- Modern and stylish kitchen
- Modern bathroom
- Garage & driveway parking
- EPC rating D
- Detached bungalow in Emmer Green
- Good sized living room and garden room
- Easy to maintain garden
- Easy reach of Emmer Green shops
- Council tax band E

Hallway
11'11 x 3'10 (3.63m x 1.17m)
A good sized entrance hall with wood effect flooring, windows to the side and a door to the dining area.

Dining area
13'5 x 10'1 (4.09m x 3.07m)

A light and airy room with a bay window to the front, door to the bedrooms and archways to the the kitchen and living room.

Kitchen
9'1 x 8'10 (2.77m x 2.69m)

A modern and stylish kitchen with ample wall and base units. Wood effect work surfaces with an inset sink and drainer, four ring hob, extractor, double oven, microwave, dishwasher and a fridge freezer. Wood effect flooring, splash backs and double glazed door and window to the side.

Living room
18'2 x 10'10 (5.54m x 3.30m)

A light and airy room with a frosted window to the side, feature gas fire place and Bi Fold doors to the garden room with views over the attractive rear garden.

Garden room
13'7 x 7'9 (4.14m x 2.36m)

a good sized room with double glazed doors a windows to the garden, tiled floor and skylight.

Inner hallway
Carpeted, loft access, storage cupboard and doors to:

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Bedroom one
11'6 x 11'1 (3.51m x 3.38m)

Offering views to the front is this good sized room, carpeted and ample space for wardrobes.

Bedroom three
10'0 x 9'1 (3.05m x 2.77m)

A light and airy room with views over the garden, carpeted and ample fitted wardrobes.

Bedroom two
10'6 x 9'4 (3.20m x 2.84m)

Offering views over the attractive rear garden is this good sized room, carpeted and space for wardrobes.

Bathroom
7'11 x 5'5 (2.41m x 1.65m)

A modern and stylish shower room, comprising of a walk in shower with wall mounted fittings, wash hand basin, WC and storage, tiled floor, part tiled walls, heated towel rail and a frosted window to the side.

Garden

A good sized easy to maintain garden that is mainly laid to lawn with raised flower beds, paved patio area, side access and a workshop with power.

Garage
15'11 x 9'1 (4.85m x 2.77m)
A good sized garage with an electric roller door

Driveway

A blocked paved driveway with parking for several cars.

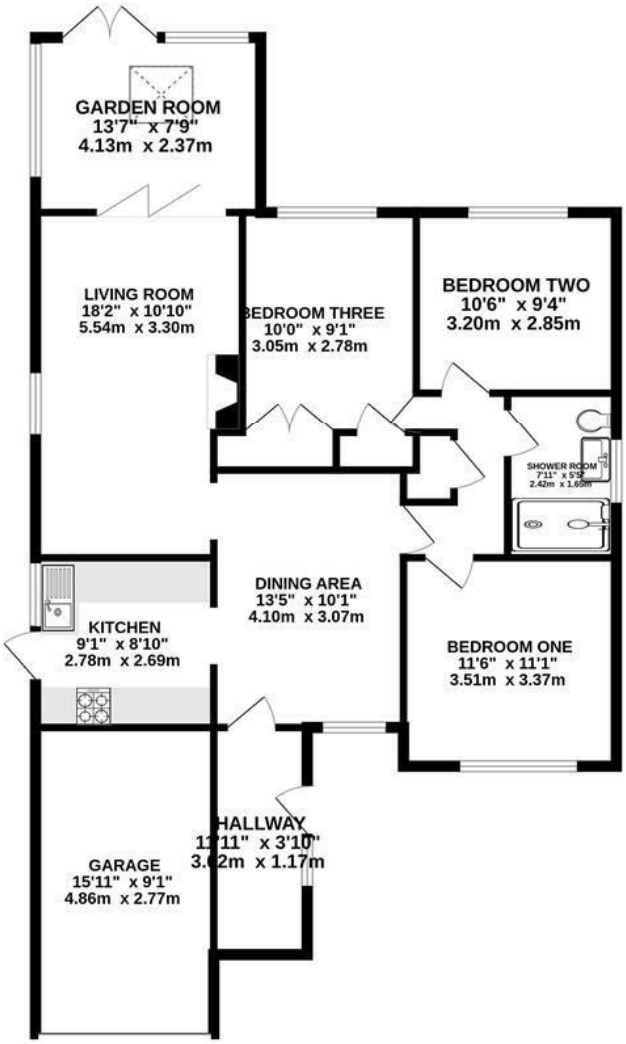
Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Appliances: All the appliances are untested

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

Broadband. Ultrafast, information obtained from Ofcom

GROUND FLOOR
1152 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.1 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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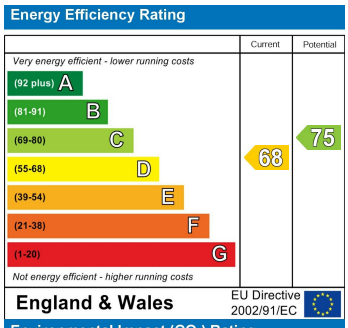

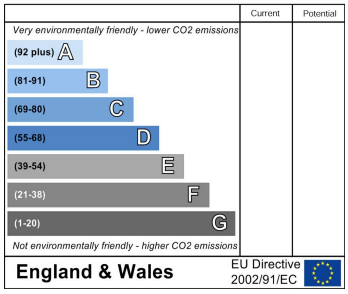

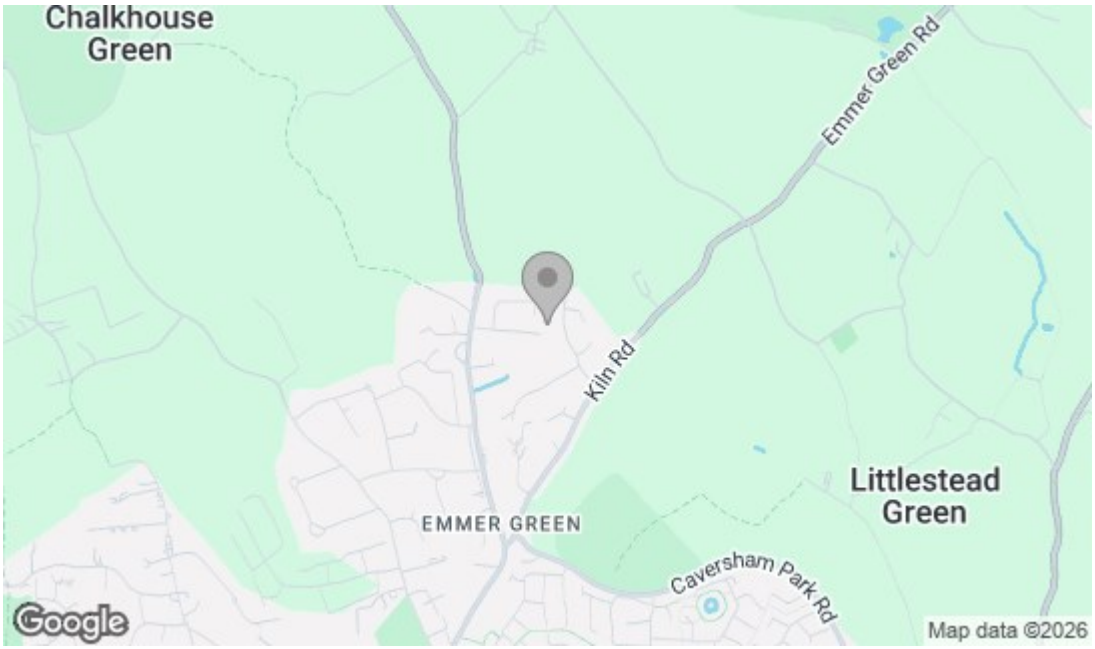

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