



Caversham Road, , Reading, RG1 8AX

£450,000

Walmsley

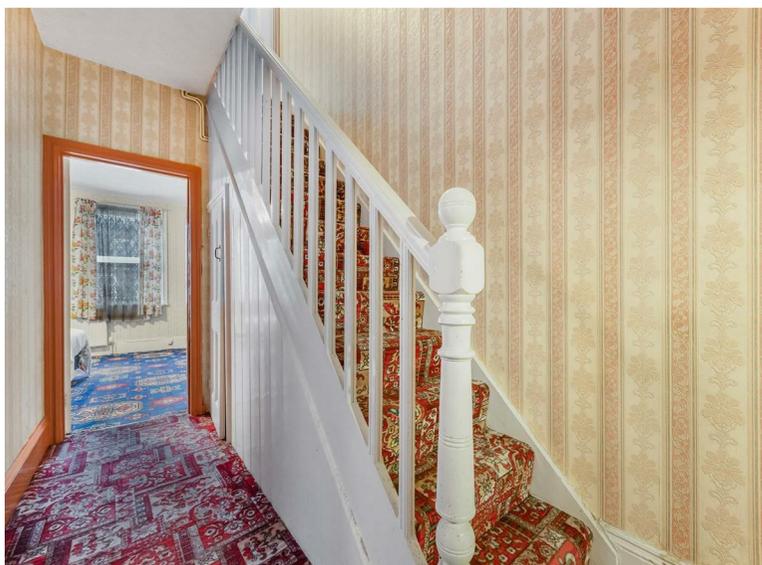
Caversham Road, , Reading, RG1 8AX

Walmsley Estate Agents are pleased to bring to the market an attractive Victorian terrace property, ideally situated within a short stroll of The River Thames, Reading mainline station, with Reading and Caversham's vibrant town centres easily accessed. The accommodation which is displayed over three separate floors comprises entrance hall, living room, dining room, kitchen, landing, three first floor bedrooms, family bathroom, with staircase leading to a second floor landing and bedroom four. Externally the property benefits from an enclosed rear garden. Council tax band D. EPC rating D. Viewing highly recommended.

Caversham Road is an ideal location for commuting. The mainline station, conveniently located within proximity, offers residents a swift and regular service to London Paddington, bringing the capital within reach in approximately 25 minutes. Furthermore, the property enjoys the added advantage of Cross Rail services, enhancing the connectivity and providing an efficient transport network for both leisure and work.

Tenure - Freehold





- Period property
- Accommodation over three floors
- Three reception rooms
- Close to station
- No onward chain
- EPC rating D
- Council tax band D

4 1 3 D





Approximate Gross Internal Area 1428 sq ft - 133 sq m

Ground Floor Area 601 sq ft – 56 sq m

First Floor Area 598 sq ft – 56 sq m

Second Floor Area 229 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

