



Cromwell Road, Caversham, Reading, RG4 5EB

£450,000

Walmsley

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A charming bay-fronted and extended Victorian terrace property, sold with the benefit of a garage at the rear of the property. The property is situated on one of Caversham's highly regarded Victorian terrace roads. The well-presented accommodation comprises entrance, bay-fronted sitting room, dining room, beautifully appointed kitchen with wood work surfaces and tiled floor, landing, 2 double bedrooms and a separately approached luxury separate bathroom. On the second floor there is a boarded loft space with a Velux.

Externally the property benefits from residents permit parking, an enclosed rear garden and garage.

Viewing highly recommended. Council tax band - C EPC - TBC

Cromwell Road is conveniently situated within close proximity of central Caversham, with good access to many local amenities including shops, supermarkets, cafés, bars and restaurants while also within easy walking distance of Reading town centre and mainline train station (Paddington 30 minutes).

Tenure - Freehold





- Victorian Terrace
- Bay fronted
- Rear garage and parking
- 2 double bedrooms
- Convenient location
- Close to all amenities







**Approximate Gross Internal Area 1020 sq ft - 94 sq m
(Excluding Garage)**

Ground Floor Area 391 sq ft – 36 sq m
 First Floor Area 381 sq ft – 35 sq m
 Second Floor Area 248 sq ft – 23 sq m
 Garage Area 191 sq ft – 18 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.



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