



South Street, Caversham, Reading, RG4 8HY

£400,000

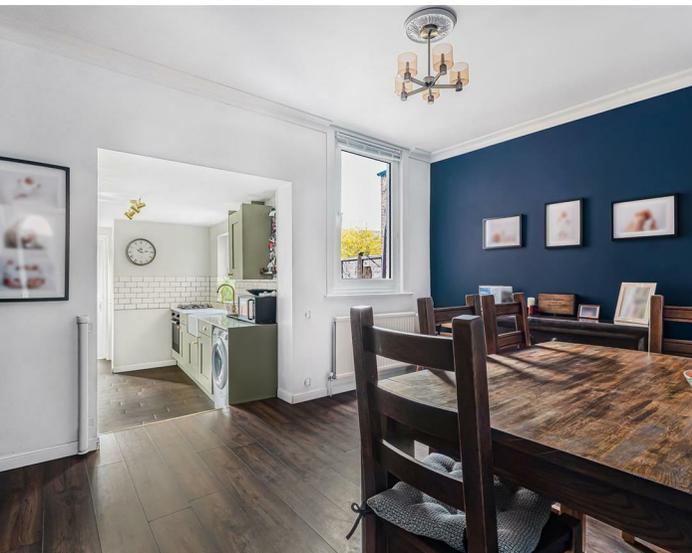
Walmesley

## South Street, Caversham, Reading, RG4 8HY

A beautifully presented terrace property situated in the heart of Caversham centre. The accommodation, brimming with character comprises; sitting room, dining room, refitted kitchen, WC, two double bedrooms and separately approached, refitted bathroom. Externally the property boasts a private, enclosed and south facing rear garden. Further benefits include UPVC double glazing and gas central heating. Viewing highly recommended

South Street is ideally located just a short stroll from Caversham centre, offering a wide range of amenities including Waitrose, independent shops, cafés, wine bars, a gym, library, and more. The River Thames, Reading town centre, and the mainline train station—providing fast links to London—are all within easy walking distance. Viewing is highly recommended. Council tax band C. EPC rating D.

Tenure - Freehold





- Caversham centre location
- Two double bedrooms
- Separately approach refitted bathroom
- South facing garden
- Refitted kitchen
- Two reception rooms
- Walking distance to Reading mainline station

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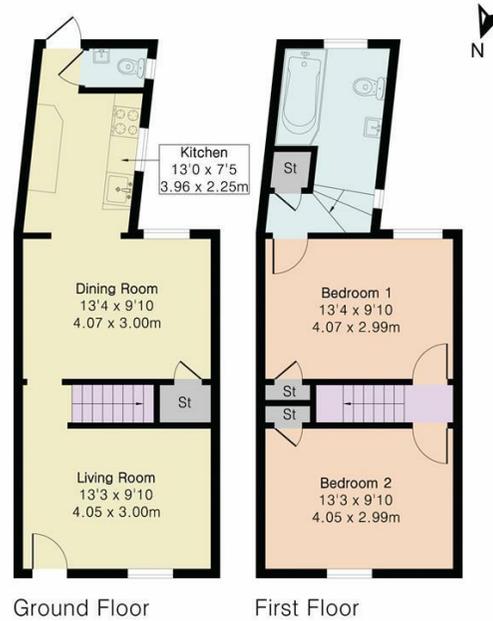




**Approximate Gross Internal Area 814 sq ft - 76 sq m**

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 407 sq ft – 38 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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