



Gosbrook Road, Caversham, Reading, RG4 8EG

£385,000

Walmsley

# Gosbrook Road, Caversham, Reading, RG4 8EG

Walmsley Estate Agency is delighted to offer this superb example of a charming, bayfronted Victorian terrace to the market. The property retains a wealth of character and period features, typical of the era.

The accommodation comprises entrance hall, two reception rooms, modern kitchen, modern shower room, landing, two first floor bedrooms and modern separate first floor bathroom suite. Externally, the property boasts a large, enclosed rear garden, mainly laid to lawn, with a patio seating area, mature flower and shrub borders, and a garden office equipped with power and lighting.

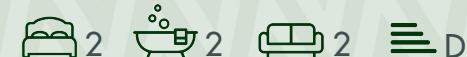
Located on Gosbrook Road, the property offers excellent access to both Reading town centre and Caversham, with a wide range of shops, pubs, restaurants, and leisure facilities nearby, including the Thames Lido. It is also within walking distance of the River Thames and Reading Station, ideal for commuters with fast trains to London Paddington (approximately 25 minutes) and services on the Elizabeth Line. Viewing highly recommended. EPC rating D. Council tax band C.

## Tenure - Freehold





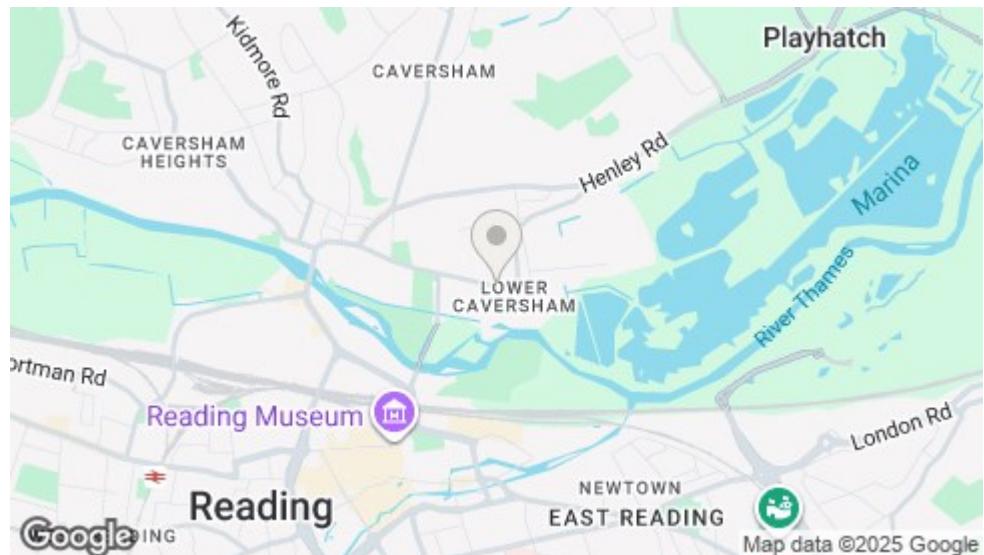
- Walking distance of station
- Beautifully presented
- Two reception rooms
- Two bedrooms
- Modern kitchen
- Bathroom and shower room
- Garden office



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Approximate Gross Internal Area 786 sq ft - 73 sq m

Ground Floor Area 427 sq ft - 40 sq m

First Floor Area 359 sq ft - 33 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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