



Donegal Close, Caversham, Reading, RG4 5DT

£445,000

Walmisley

## Donegal Close, Caversham, Reading, RG4 5DT

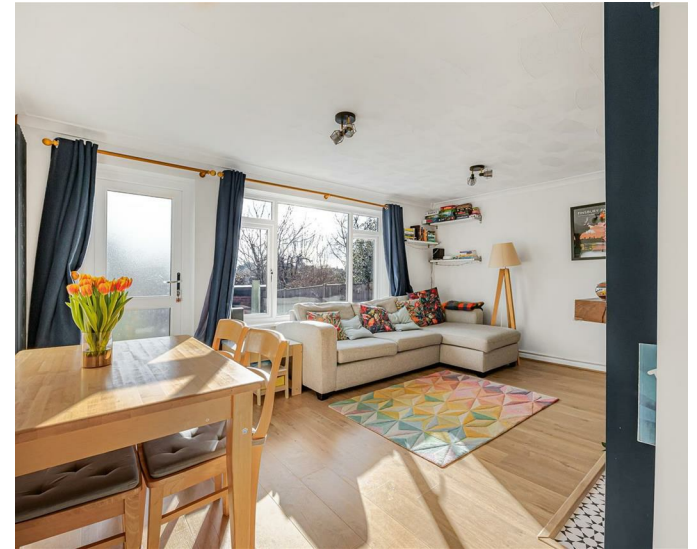
A beautifully presented, end terrace property situated in this popular cul-de-sac location. The light and spacious accommodation comprises; entrance hall, refitted kitchen, sitting/dining room with feature fireplace, 3 bedrooms and refitted bathroom. Externally the property boasts a private, south facing garden with views over Reading, a 15ft home office and back/side access. Further benefits include double glazing, 5 year old boiler and fully boarded and insulated loft.

Ideally located, this home is within walking distance of a local primary school and less than 1 mile from Caversham centre, which offers a variety of shops, cafes, restaurants, and supermarkets. Reading town centre and the mainline railway station are also within walking distance, offering fast and frequent services to London Paddington in just 25 minutes, along with access to the Elizabeth Line.

EPC - C

Tax band - C

### Tenure - Freehold

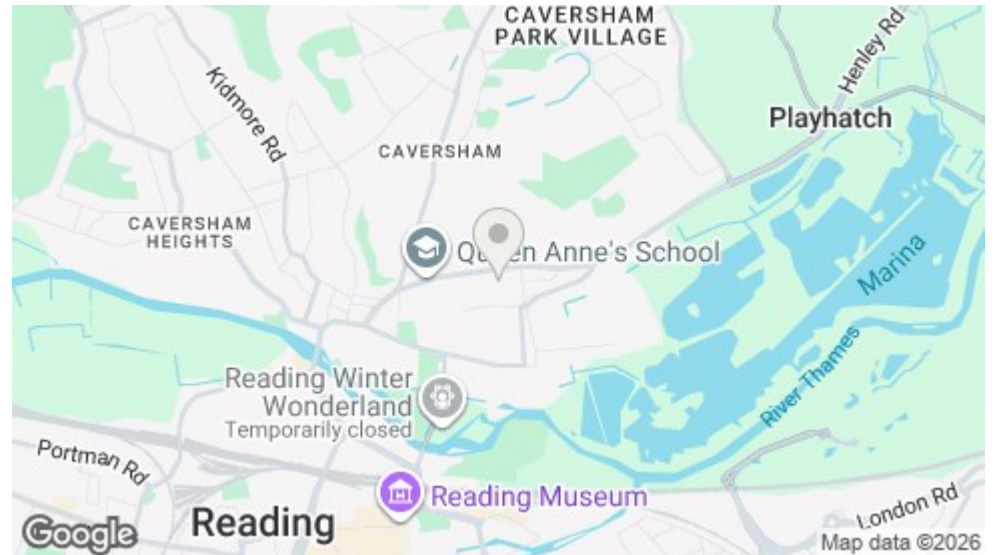




- Beautifully presented
- 15ft home office
- Refitted kitchen and bathroom
- End terrace
- Walking distance to Caversham and Reading
- Cul-de-sac location
- Views over Reading
- South facing garden

3 1 1 C





**Approximate Gross Internal Area 841 sq ft - 78 sq m  
(Excluding Outbuilding)**

Ground Floor Area 417 sq ft – 39 sq m  
 First Floor Area 424 sq ft – 39 sq m  
 Outbuilding Area 111 sq ft – 10 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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