



Cardiff Road, , Reading, RG1 8EP

£390,000

Walmsley

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Walmsley Estate Agency is delighted to present this charming, bay-fronted terrace house from the turn of the century to the market. Situated in a sought-after location, it enjoys a convenient proximity to Caversham and Reading centres. The well-appointed accommodation features an entrance hall, living room, dining room, a modern fitted kitchen, bathroom with separate shower room, and three individually accessed bedrooms on the first floor.

Externally, the property boasts an enclosed rear garden with a raised patio seating area, leading to an area of lawn with mature flower and shrub borders. Additionally, the property benefits from gas central heating and double-glazing to the majority of the property.

Cardiff Road proves to be an ideal location for effortless commuting, with the mainline station conveniently located within 0.7 miles. This station offers swift and regular services to London Paddington, bringing the vibrant capital within a 35-minute reach. The property also enjoys the advantage of Cross Rail services, enhancing connectivity for both leisure and work.

<https://moverly.com/sale/CpMd2YyS87uEbwhrLbRfjA/view>

EPC D

Council Tax Band C.

Tenure - Freehold





- Close proximity to station
- Bay-fronted period terrace
- Attractive rear garden
- Close to Reading and Caversham centre
- EPC D
- Tax Band C

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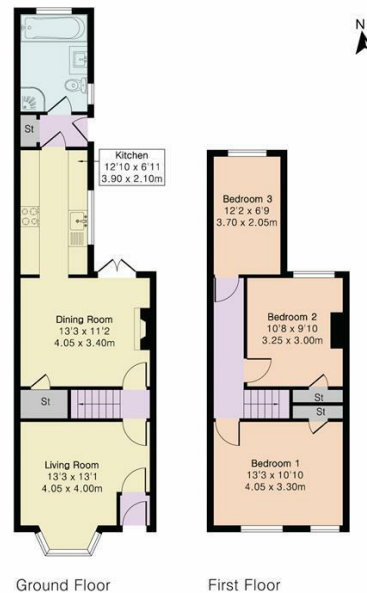
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Approximate Gross Internal Area 961 sq ft - 89 sq m

Ground Floor Area 537 sq ft – 50 sq m

First Floor Area 424 sq ft – 39 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

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