



80 Kings Road, Caversham, Reading, RG4 8DT
Guide Price £300,000 Freehold

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- Attractive Victorian Mid Terrace House
- Ideal Opportunity To Update, Personalise & Add Value
- Living Room With Box Bay Window
- Kitchen Plus Rear Lobby
- Three Bedrooms (Configured Arranged As 2+1)
- No 'Onward Chain' Complications - Vacant Possession
- Sought After & Convenient Location
- Separate Rear Aspect Dining Room
- Three Piece Ground Floor Bathroom
- Enclosed Rear Garden

Offered to the market with the added advantage of no 'onward chain' complications, this popular style of Victorian mid terrace property is ideally located and offers an excellent opportunity for a new owner to personalise, configure and update to their taste, while adding value. Located on a favoured residential road on the borders of Caversham and Reading Town Centre, this ideal location is within under 1 mile of all amenities to include Reading train station and town centre, The River Thames and meadows, and Caversham village center.

Approached via the original quarry tiled path leading to the front door, this attractive character home comprises of entrance hall, front aspect living room with box bay window and fireplace, separate rear aspect dining room where stairs rise to the first floor and a folding door opens to a side aspect kitchen with access to the rear garden. From the kitchen, a rear lobby leads to a side aspect ground floor bathroom with 3 piece suite. On the first floor, three rooms are configured in the familiar and versatile 2+1 configuration with bedroom 3 being accessed via bedroom 2.

Outside, the property enjoys an enclosed garden of approximately 45' (13m) in length is enclosed by wooden fencing with an area of hard standing to the side and rear of the property.

With early interest expected from purchasers looking for private occupation or as an attractive buy-to-let investment opportunity, please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience.

Reading Borough Council - Band C



The floor plan for the First Floor is divided into two main sections. The left section contains a Bathroom (1.84m x 1.66m / 6'0" x 5'5"), Kitchen (2.17m x 3.30m / 7'1" x 10'10"), Dining Room (3.97m x 3.09m / 13'0" x 10'2"), and Living Room (2.92m x 3.94m / 9'7" x 12'11"). The right section contains three bedrooms: Bedroom 3 (2.12m x 3.33m / 6'11" x 10'11"), Bedroom 2 (3.93m x 3.16m / 12'11" x 10'4"), and Bedroom 1 (3.98m x 3.14m / 13'1" x 10'4"). A central staircase is located between the Dining Room and the bedrooms. The plan includes various architectural details such as doors, windows, and built-in furniture like the kitchen units and wardrobes.

Room	Dimensions (m)	Dimensions (ft)
Bathroom	1.84m x 1.66m	6'0" x 5'5"
Kitchen	2.17m x 3.30m	7'1" x 10'10"
Dining Room	3.97m x 3.09m	13'0" x 10'2"
Living Room	2.92m x 3.94m	9'7" x 12'11"
Bedroom 1	3.98m x 3.14m	13'1" x 10'4"
Bedroom 2	3.93m x 3.16m	12'11" x 10'4"
Bedroom 3	2.12m x 3.33m	6'11" x 10'11"

First Floor

First Floor
Approx 37 sq m / 393 sq ft

A map of the Gosbrook Rd area. St Anne's Catholic Primary School is located at the top left. New Bridge Nursery School is located at the top right. Gosbrook Rd runs horizontally across the middle. King's Rd runs vertically on the left. George St runs vertically on the far left. Mill Rd runs vertically on the right. Piggott's Rd runs vertically on the far right. A red location pin is placed on Gosbrook Rd, between King's Rd and Mill Rd. The map shows a river at the bottom and some green areas. The Google logo is at the bottom left, and 'Map data ©2021' is at the bottom right.

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